

# County of Fairfax, Virginia

# MEMORANDUM

DATE: 5/31/2019

TO:

Distribution List

FROM:

Tracy D. Strunk, AICP Director, Zoning Evaluation Division Department of Planning and Zoning

SUBJECT:

Zoning Application Analysis

REFERENCE:

Application No. RZ/FDP 2019-SU-009 Con. W/ PCA 78-S-063-09, PCA 85-S-061-06, & PCA 86-S-039 (Elm Street Communities, Inc.)

Case Information

Staff Coordinator: Emma Estes

Pre-Staffing: 7/8/2019 Tentative PC: 1/15/2020 Staffing: 9/12/2019 Tentative BOS: TBD

Memo Includes Full-Size Development Plans for Noted (●) Addressees: Yes □

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by (7/3/2019) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

# **Action Addressees**

- DPZ Planning Division Chief, Env. & Dev. Review Br. Attn: Denise James
- DPWES Site and Addressing Attn: Lori Ramsey
- DPWES Sanitary-Sewer Attn: Sharad Regmi
- **VDOT** Attn: David Jordan
- Fire Prevention Div Plans Review Section Attn:Mike Paruti
- Fairfax County Public Schools Facilities & Transportation Svcs Facilities Planning Svcs Attn: Jessica Gillis
- Dept. of Transportation Transportation Planning Chief, Site Analyst Section Attn: Jeff Hermann
- Dept. of Housing & Comm. Dev. Housing Development Div. Housing Development Officer

Attn: Abdirazak Hamud

- Fairfax County Park Authority Planning & Development Div. Plan Review Coordinator Attn: Lynne Johnson 4th fl.
- Northern Va Soil and Water Conservation District Attn: Willie Woode
- Planning Commission Board of Supervisors Sully District
- Office of Community Revitalization/Reinvestment Attn: Craig Herwig
  Attn: Barbara Byron
  \*CRD/CRA, Reston or Tysons Information Addressees
- Fairfax County Water Authority Planning & Engineering Div. Manger, Planning Dept. Attn: Greg Prelewicz Attn: Ross Stilling

Dept. of Tax Administration Real Estate Division Director Attn: Tim Shirocky

Dept. of Health Div. of Environmental Health

Technical Review and

Information Resources Attn: Kevin Wastler

Fairfax County Public Schools Facilities & Transportation Svcs Office of Design & Construction Attn: Eric Brunner

Fire & Rescue Dept. Information & Technology Attn: Eric Fisher

DPWES Site and Dev Svcs Chief, Urban Forestry Branch Attn: Craig Herwig

- Economic Dev. Authority Director, Real Estate Services Attn: Curtis Hoffman
- Planning Commission Executive Director Attn: Jill Cooper

Clerk to Board of Supervisors Attn: Cathy Chianese

DPZ-ZED Division Director Attn: Tracy Strunk, AICP

DPZ-ZED Asst. Director Attn: William Mayland

DPZ-ZED Attn: Branch Chiefs

DPZ-ZED Chief, Proffer Interp. Branch Attn: Suzanne Wright

DPZ-ZED Admin. Asst., Legal Notices Attn: Rachael Pendergraph

DPZ Chief Zoning Inspector Attn: Mavis Stanfield

Dept. of Information Technology Technology Infrastructure Div. Attn: Steve Brundage

Dept. of Family Services Adult Aging Services AAA, B-3-708 Attn: Jacquie Woodruff

Southeast Fairfax Dev. Corp. Attn: Tony Fontana \*MV or LEE only\*

Department of Planning and Zoning

12055 Government Center Parkway, Suite 801 Fairfax, Virginia 22035-5509 Phone 703 324-1290

FAX 703 324-3924 PLANNING

www.fairfaxcounty.gov/planning-zoning

# **EXEMPT**



**COUNTY OF FAIRFAX** Department of Planning and Zoning Zoning Evaluation Division

12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290 TTY 711
https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages

APPLICATION#: RZ/FOP 2019-SU-009 Concurrent with (Staff will assign)

PCA 78-5-063-09 PCA 85-5-061-06

ZONING APPLICATION PCA 86-5-039

RECEIVED

Department of Planning & Zoning

P7			FEB 1.4 2019
APPLICATION TYPE(S): RZ		CDPA FDPA DPA CP	AR Zoning Evaluation Divisi
TO: THE BOARD OF SUP	ERVISORS OF FAIRF	AX COUNTY, VIRGINIA	
(We), Elm Street Commu	nities, Inc.	the applicant(s) petition you	to adopt an ordinance amending the
Zoning Map of Fairfax County, Virgin	a, by reclassifying the be	elow noted property from the I-3	District to the
PDH-8 Distr	ct.		
(PCA) This application propose	to amend the proffers a	pproved pursuant to	
(case) in order to permit			
s this a partial PCA?(Y/N)	f Yes, please identify affe	ected acreage:	F. I.
TAX MAP PARCEL(S):			
43-4 ((1)) 16			
TOTAL ACREAGE: 19.9167	0	CURRENT ZONING DISTR	ICT: I-3
LEGAL DESCRIPTION: Dec	ed Book: 22727	Page No.:	0665
POSTAL ADDRESS OF PROPE	RTY (INCLUDING ZIP	CODE):	8
N/A			
ADVERTISING DESCRIPTION:	Ex North side of Lee Hig	hway approx 1000 feet west of its in	tersection with Newgate Blvd )
East of Parkstone Drive and South			
	ant/undeveloped	PROPOSED USE:	residential - SFA dwellings
MAGISTERIAL DISTRICT:	Sully	OVERLAY DISTRICT(S):	Airport Noise, Water Supply
Waiver/Modification of Submis The name(s) and address(es) of own The undersigned has the power to au on the subject property as necessary	er(s) of record shall be pr thorize and does hereby	rovided on the affidavit form attached authorize Fairfax County staff repres	
Applicant Contact Name:		Agent Name:	
James L. F	'erry	Michae	el D. Van Atta
Address:		Address:	
Street: 1355 Beverly Road, Suite 2	40	Street: 1750 Tysons Boulev	
City: Mclean State: V	A Zip: 22101	The state of the s	tate: VA Zip: 22102
Phone Number:		Phone Number:	
(W): 703-734-9730 (C	):	(W): 703-712-5335	(C): 703-244-9347
E-mail:		E-mail:	
jperry@elmstree	tdev.com	mvanatta@i	ncguirewoods.com
Signature:		Date: 7	19/2019
DO NOT WRITE IN THIS SPACE  Date Application Accepted:	110/1a	Application Fee	Paid: \$ 54 180°



# **COUNTY OF FAIRFAX** Department of Planning and Zoning

Zoning Evaluation Division

12055 Government Center Parkway, Suite 801

Fairfax, VA 22035 (703) 324-1290 TTY 711

PCA 85-5-061-06

(Staff wind the state of Planning and Zoning Application Packages Reference Parkway, Suite 801

Fairfax, VA 22035 (703) 324-1290 TTY 711

PCA 86-5-039

https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages Reference Packages Packages

APPLICATION #: concurrent with

PCA 78-5-063-09

(Staff will assign)

**ZONING APPLICATION** 

RECEIVED oning

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(We), Elm Street Communities, Inc. the applicant(s) petition you to adopt an ordinance are Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the I-3 District.    (PCA) This application proposes to amend the proffers approved pursuant to IRZ 78-S-063 (case) in order to permit the deletion of 43-4 ((1)) 16 from RZ 78-S-063 (st this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: 11.0740	B 1 4 2019
Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the I-3 District.  [V] (PCA) This application proposes to amend the proffers approved pursuant to RZ 78-S-063  [Case) in order to permit the deletion of 43-4 ((1)) 16 from RZ 78-S-063  Is this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: 11.0740  TAX MAP PARCEL(S):  43-4 ((1)) 16 ρ†.  TOTAL ACREAGE: 11.0740 CURRENT ZONING DISTRICT: I-3  LEGAL DESCRIPTION: Deed Book: 22727 Page No.: 0665  POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):  N/A  ADVERTISING DESCRIPTION: (Ex.:North side of Lee Highway approx. 1000 feet west of its intersection with Newgate E East of Parkstone Drive and South of Conference Center Drive, immediately south of 14800 and 14850 Conference C EXISTING USE: Vacant/fundeveloped PROPOSED USE: residential - SFA dwel MAGISTERIAL DISTRICT: Sully OVERLAY DISTRICT(S): Airport Noise, Wate Waiver/Modification of Submission Requirements Requested: The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.  Applicant Contact Name: Agent Name:  James L. Perry Michael D. Van Atta Address:  Street: 1355 Beverly Road, Suite 240 City: Mclean State: VA Zip: 22102  Phone Number: (W): 703-734-9730 (C): (W): 703-712-5335 (C): 703-244-9474	Evaluation Divi
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James L. Perry   Michael D. Van Atta	
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Street: 1355 Beverly Road, Suite 240         Street: 1750 Tysons Boulevard, Suite 1800           City: Mclean         State: ∨A         Zip: 22101         City: Mclean         State: ∨A         Zip: 22102           Phone Number:         Phone Number:         (W): 703-734-9730         (C): 703-244-9347	
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(W): 703-734-9730 (C): (W): 703-712-5335 (C): 703-244-9347	2
E mail:	
jperry@elmstreetdev.com mvanatta@mcguirewoods.com	
Signature: Date: 2/9/2019	7
DO NOT WRITE IN THIS SPACE Medical DA PCA 2019-0029	
Date Application Accepted: Mars 21 2019 Application Fee Paid: \$ 13.64000	



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290 TTY 711
https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages

ZONING APPLICATION
RZ/FDP 2019-5U-009 RECEIVED
Department of Planning & Zoning

				FEB 1 4 2019
APPLICATION TYPE(S)		PCA / FDP PRC PRCA	CDPA FDPA DPA CP	AR Zoning Evaluation Divis
TO: THE BOARD			AX COUNTY, VIRGINIA	
✓ (We), Elm Street				to adopt an ordinance amending the
Coning Map of Fairfax Coul	nty, Virginia, by District.	reclassifying the be	low noted property from the 1-3	District to the
		× ×	D7.05.0.00	
			oproved pursuant to RZ 85-S-06	51
case) in order to permit	the deletion of	43-4 ((1)) 16 from R2	2 85-S-061	
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TAX MAP PARCEL(S):				
43-4 ((1)) 16 pt.				
TOTAL ACREAGE: (	0.53		CURRENT ZONING DISTR	ICT: I-3
LEGAL DESCRIPTION:	Deed B	ook: 22727	Page No.:	0665
POSTAL ADDRESS OF				
N/A	PROPERTY	(INCLODING ZII	CODE).	
Particle stay and Strate Section 2015 and a section			hway approx. 1000 feet west of its in	
	ind South of C	onference Center D		nd 14850 Conference Center Drive
EXISTING USE:	Vacant/u	ndeveloped	PROPOSED USE:	residential - SFA dwellings
MAGISTERIAL DISTRIC	T:	Sully	OVERLAY DISTRICT(S):	Airport Noise, Water Supply
	es) of owner(s) ower to authori	of record shall be pr ze and does hereby	ovided on the affidavit form attached authorize Fairfax County staff repres	and made part of this application. entative on official business to enter
Applicant Contact Nam	ne:		Agent Name:	
	ames L. Perry			el D. Van Atta
Address:			Address:	
Street: 1355 Beverly Roa	d, Suite 240		Street: 1750 Tysons Bouleva	ard, Suite 1800
City: Mclean	State: VA	Zip: 22101	City: Mclean St	tate: VA Zip: 22102
hone Number:			Phone Number:	
<b>W):</b> 703-734-9730	(C):		(W): 703-712-5335	(C): 703-244-9347
-mail:			E-mail:	
jperry(	@elmstreetdev	/.com	mvanatta@r	mcguirewoods.com
Signature:			Date:	2/9/2019
DO NOT WRITE IN TH	IS SPACE	Mull	all. Mauren	PCA 2019-0045
Date Application Accep	ted: May	21,2019	Application Fee	Paid: \$ 13,640.00



# COUNTY OF FAIRFAX Department of Planning and Zoning Zoning Evaluation Division 12055 Government Center Parkway, Suite 801 Fairfax, VA 22035 (703) 324-1290 TTY 711

https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages

APPLICATION#: PCA 86-5-039 Concurrent with (Staff will assign) PCA 78-5-063-09 PCA 85-5-061-06

ZONING APPLICATION RZ/FOP 2019-54-009 RECEIVED Department of Planning & Zoning

APPLICATION TYPE(S	): RZ CPA	PCA / FDP D	CDPA FDPA DPA CP	AR	Zoning Evaluation Division
TO: THE BOARD	OF SUPERV	ISORS OF FAIRF	AX COUNTY, VIRGINIA		
(We), Elm Street	Communiti	es. Inc.	the applicant(s) petition you	to adopt ar	ordinance amending the
			elow noted property from the I-3		District to the
1-3	District.	,			
	n proposes to	amend the proffers a	pproved pursuant to RZ 86-S-03	39	
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Is this a partial PCA? Y					
TAX MAP PARCEL(S):					
43-4 ((1)) 16 pt.					
TOTAL ACREAGE:	6.18	3	CURRENT ZONING DISTR	RICT: I-3	3
LEGAL DESCRIPTION	: Deed B	ook: 22727	Page No.:	0665	
POSTAL ADDRESS OF	PROPERTY	(INCLUDING ZIP	CODE):		
N/A					
ADVERTISING DESCR	IPTION: (Ex:	North side of Lee Hig	hway approx. 1000 feet west of its in	tersection v	with Newgate Blvd )
			rive, immediately south of 14800 a		
EXISTING USE:		indeveloped	PROPOSED USE:		ial - SFA dwellings
MAGISTERIAL DISTRIC			OVERLAY DISTRICT(S):		
WAGISTERIALDISTRI	o1.	Sully	OVERLAY DISTRICT(S): Airport Noise, Water Su		
	es) of owner(s) ower to author	of record shall be prize and does hereby	rovided on the affidavit form attached authorize Fairfax County staff representations.		
Applicant Contact Nan	ne:		Agent Name:		
	lames L. Perry		Micha	el D. Van A	Atta
Address:	and the second second	elfier of the second	Address:		
Street: 1355 Beverly Roa			Street: 1750 Tysons Boulev		
City: Mclean	State: VA	Zip: 22101		tate: VA	Zip: 22102
Phone Number:	100		Phone Number:	(0)	
(W): 703-734-9730	(C):		(W): 703-712-5335	(C): 7	703-244-9347
E-mail:	0-1	HASIOTA WILESON	E-mail:		-4
jperry	@elmstreetde	v.com	mvanatta@	mcguirewo	
Signature:			Date:	491	2019
DO NOT WRITE IN TH		(	Application Fee		13 6400

# NARRATIVE STATEMENT OF JUSTIFICATION

for

# THE RETREAT at WESTFIELDS

Rezoning and PCA Application

# ELM STREET COMMUNITIES, INC.

Tax Map # 43-4 ((1)) 16 February 59, 2019 RECEIVED
Department of Planning & Zoning

FEB 1 4 2019

Zoning Evaluation Division

# **EXECUTIVE SUMMARY**

This application presents an important opportunity to reinvigorate the Westfields Business Park with the introduction of residential uses. At present, the property is zoned I-3 and could be developed with office, conference center/hotel, industrial/flex and industrial uses at 0.50 FAR, or approximately 433,786 square feet of development. Draft Comprehensive Plan language has been proposed by County staff that encourages a mix of uses within Westfields, including residential uses, to support the office park and create an environment with opportunities to work, live and play. Elm Street's objective is to bring forth a development proposal that carries forward the theories and concepts reflected in the proposed Plan language by establishing a high-quality living environment that both supports and complements the existing office park.

Elm Street has studied the site's history, its current context within the Westfields Business Park, and the planning and transportation issues of the surrounding area. They are committed to elements and components of development that will: begin to transition Westfields into a more attractive and better functioning park; result in a reduction in traffic when compared to development otherwise allowed as of right; provide an enhanced amenity base; and preserve and celebrate the environmental aspects of the property and surrounding land.

While the governing and now nearly thirty year old zoning approvals for Westfields have generally served the County and community well, this application presents the opportunity to update the regulatory framework to better reflect more current planning and zoning approaches, evolving County regulations, and community perspectives not present thirty years ago when the property was originally rezoned.

# LOCATION AND EXISTING CONDITIONS

The property is located along the southern periphery of the Westfields Business Park, to the south of Conference Center Drive, west of Stonecroft Boulevard, north of Flatlick Stream Valley Park, and east of Parkstone Drive. The property contains approximately 19.92 acres and is currently zoned to the I-3 District. Approximately 73 percent of the application property is wooded and undeveloped, with the balance of the site developed as a stormwater management pond. The properties to the north and west are zoned I-3 and are developed with office uses, and the property to the east is also zoned I-3 and is developed with the Westfields Marriot Hotel. The land to the south is

zoned PDH-3 and contains the Flatlick Stream Valley Park and single-family attached and detached dwellings.

# OVERVIEW OF APPLICATION

Elm Street seeks to rezone the above referenced 19.92-acre parcel to the PDH-8 District (Planned Development Housing District – 8 dwelling units per acre) to accommodate the development of up to 158 single-family attached dwelling units at a density of 7.93 dwelling units per acre. The rezoning application includes a Conceptual Development Plan/Final Development Plan (CDP/FDP) depicting urban-style townhomes, rather than a more suburban form, to complement the existing and planned office uses in the area. This, together with a strategic focal point enhancing the pond as a community feature will create a sense of place and connect the new residential development to the surrounding office and hotel uses, as recommended by the draft Plan language. When compared to existing zoning, the application will significantly reduce traffic impacts and will contribute to the creation of a live, work, play environment that is lacking in Westfields today. The application will set the stage for the introduction of residential uses into the Westfields Business Park, supporting the transition of the office park into a more vibrant, complete community.

A partial Proffered Condition Amendment (PCA) application is also proposed in order to delete a portion of the subject property (11.07 acres) from the original Westfields rezoning, RZ 78-S-063. This original zoning approval listed permitted densities for each land bay within the overall rezoning. As such, the deletion of this property will not affect the density for the remainder of Westfields and will not create a nonconforming situation. The envisioned development is not proposing to increase the permitted FAR of 0.50 for the property (exluding density associated with ADUs). Two additional partial PCA applications are also proposed in order to delete portions of the subject property from RZ 85-S-061 (0.5 acres) and RZ 86-S-039 (6.1 acres).

The Comprehensive Plan amendment for Westfields (Land Unit J of the Dulles Suburban Center) is scheduled to be heard by the Planning Commission on February 27, 2019, and before the Board of Supervisors on March 5, 2019. This Plan amendment will update the Plan language for Westfields to encourage a mix of uses, including residential use, in order to successfully create a mixed-use community for Westfields and therefore support the proposed residential development for the application property.

# DESCRIPTION OF THE CONCEPT PLAN

As shown on the CDP/FDP, the built features are sensitively sited to preserve and celebrate the existing pond on the property. The rear-loaded townhomes are oriented to take advantage of the pond and the site's surrounding open space areas. A central east-west promenade terminates at an open space area adjacent to the pond, including an overlook structure with seating, a formal green, a picnic lawn, a playground, and a pavilion. In addition, a sitting and barbeque area and substantial undisturbed open space area is proposed on the eastern portion of the site. Sidewalks are proposed throughout the

site, as well as trail connections to the office uses to the north, the hotel to the east, and the stream valley park to the south. The application proposes to well-exceed the required 25 percent open space by providing 51 percent open space on the site. Stormwater management and best management practices (BMPs) will be provided via the existing pond on site.

Vehicular access to the development will be exclusively via an extension of the road serving the office uses to the north. Parking will be accommodated by garages, driveways, and on-street parking spaces. The proposed 513 parking spaces will exceed the parking requirement of 427 parking spaces.

A mix of rear-loaded and front-loaded townhomes are proposed, with the front-loaded townhomes located exclusively along the southern and eastern peripheries of the development. Three unit sizes are proposed; a 16-foot width (Type A), 20-foot width (Type B), and 22-foot width (Type C). All dwelling units will contain three stories, with the option to add a partial fourth floor. The applicant is committed to deploying construction techniques that sufficiently mitigate airport noise for the new residents, as well as to provide sequential notification and disclosure for all current and future homeowners.

# COMPLIANCE WITH RESIDENTIAL DEVELOPMENT CRITERIA (APPENDIX 9 of the Comprehensive Plan, Land Use Section, Policy Plan)

For the reasons stated below, this application fully complies with the applicable Residential Development Criteria contained in *Appendix 9* of the <u>Fairfax County Comprehensive Plan, Land Use – 2017 Edition</u>. Specific compliance with the Criteria is as follows:

- I. SITE DESIGN. As shown on the CDP/FDP, thoughtful, high quality site design is proposed to create a development that will further the pending Comprehensive Plan goals of introducing residential uses to support the Westfields Business Park as discussed below.
  - (A) <u>Consolidation</u>. The proposal is planned on one of the last large lots left in the Westfields Business Park. No specific opportunities for consolidation are available given the development of the office uses to the north and west, the hotel use to the east, and the stream valley park to the south.
  - **(B)** <u>Layout</u>. The overall layout shows sensitivity to the prominent environmental features of the property by preserving areas adjacent to the RPA and EQC and creating opportunities for the public to enjoy the existing pond and adjacent stream valley park. Residential units are oriented to take advantage of the promenade street, existing pond, and surrounding open space areas.

- (C) Open Space. Quality open space for the future residents as well as the community at large is provided. The application will well exceed the open space requirement for the site.
- **(D)** <u>Landscaping</u>. Landscaping is proposed throughout the property for beautification and focal point purposes.
- **(E)** Amenities. Both active and passive amenities are proposed for residents, including an overlook structure with seating and formal greenspaces around the pond, a playground, a barbeque area, and a trail system for use by the community at large.
- II. NEIGHBORHOOD CONTEXT. The incorporation of the proposed residential use on the subject property will complement the existing Westfields Business Park, implementing the draft Comprehensive Plan language for a mix of uses within Westfields. Appropriate vehicular and pedestrian connections and appropriate transitions to adjacent uses will be provided.
- III. ENVIRONMENT. As previously stated, this proposal preserves areas adjacent to the RPA and EQC. Stormwater management is accommodated by the existing stormwater management pond on the property. The draft Plan language supports the provision of residential uses located within the 60 dBA airport noise contour and the applicant is committed to utilizing noise mitigation construction techniques and providing sequential disclosure and notification for all current and future homeowners. The development is designed to encourage walking and bicycling through the provision of a trail system within the site as well as connections to offsite trails. Energy efficiency measures will be incorporated into the building design.
- IV. TREE PRESERVATION AND TREE COVER REQUIREMENTS. All required tree preservation and canopy targets will be met.
- V. TRANSPORTATION. The introduction of residential use on the property creates a positive picture with respect to potential trip generation from the property when compared to the by-right office scenario. The incorporation of the proposed amount of residential development results in a substantial reduction in both the AM inbound peak hour trip generation and the PM outbound peak hour trip generation. These positive impacts will offset the project's impacts to the transportation network. Safe and adequate vehicular access to the public street system is provided via an extension of the road serving the adjacent office uses to the north. As previously mentioned, pedestrian connections to adjacent properties will be provided.
- VI. PUBLIC FACILITIES. The Applicant plans to offset the project's public facility impacts with appropriate proffers as the review process continues.
- VII. AFFORDABLE HOUSING. Affordable housing will be provided in accordance with the Ordinance and recommendations in the Comprehensive Plan.

VIII. HERITAGE RESOURCES. To the Applicant's knowledge, there are no structures of historical significance on the property and the property itself is not of historical significance.

# COMPLIANCE WITH ZONING ORDINANCE REGULATIONS

# Article 6: Planned Development District Regulations, Sect. 6-100

The proposed use of single-family attached dwelling units is a permitted principal use in a PDH District. The development conforms to the standards set forth in Part 1 of Article 16 as discussed below and the use will comply with the performance standards set forth in Article 14. The minimum district size, bulk regulations, density and open space meet the requirements of Article 6. The proposal meets the purpose and intent of the PDH District in that the property is designed with a quality layout to insure ample provision and efficient use of open space. A range of unit sizes is proposed that will provide balance to the predominantly commercial uses within Westfields.

# Article 16: Sect. 16-101, General Standards for All Planned Developments

- 1. General Standard 1 requires conformance with the Comprehensive Plan. As discussed above, a Comprehensive Plan amendment for Westfields (Land Unit J of the Dulles Suburban Center) that would support the provision of residential uses on the site is scheduled for public hearings in February and March. The proposed development will meet the conditions proposed in the draft Plan language in that the development intensity will not exceed 0.50 FAR, the development will create a sense of place and provide well-connected public spaces, and the development will demonstrate connectivity and logical unit orientation to ensure that the development relates to the surrounding uses rather than creating an isolated development. A variety of unit types will be provided and measures will be taken to ensure conformance with conditions related to airport noise. The Applicant is committed to a development plan and proffer package that will address impacts to public facilities, including schools and parks.
- 2. The application meets General Standard 2, which requires a finding that the proposed planned development achieves the stated purpose and intent of the planned development more effectively than a conventional district. The proposed development provides an urban form that better relates to the remainder of the office park rather than a traditional suburban townhome community that would be more isolated from the surrounding context. In addition, the high quality open space amenities are more feasible within a planned development.
- 3. General Standard 3 requires a finding that the proposal efficiently utilizes the available land, protecting and preserving to the extent possible all scenic assets and natural features. The layout of the proposed concept plan preserves and protects a

- valuable and beautiful scenic asset, which is the pond on the property, and further protects land adjacent to environmentally sensitive areas.
- 4. General Standard 4 requires that the development will not degrade the use or value of surrounding properties and will not hinder the development of surrounding undeveloped properties. As previously explained, WBOA and the larger corporate users of the park have expressed interest in the infusion of residential uses to the park rather than the outdated campus office atmosphere. Thus, this concept of development will positively serve the Westfields Business Park by establishing a balance of uses to promote increased vitality for Westfields.
- 5. The proposal meets General Standard 5, as adequate public facilities are available to serve the property.
- 6. General Standard 6 requires a finding that the application provides coordinated linkages among internal and external facilities and services. As shown on the CDP/FDP, the proposed trail system not only connects all areas of the development internally but also provides linkages to existing trails/sidewalks in the area.

# Article 16: Sect. 16-102, Design Standards

- Design Standard 1 requires that the bulk regulations and landscaping and screening
  provisions will meet those of the conventional zoning district which most closely
  characterizes the particular type of development under consideration, which in this
  case is the R-8 District (Residential 8 dwelling units per acre). As discussed below,
  modifications to this standard are proposed in order to provide the urban design and
  common open space areas envisioned for the development.
- 2. The Application will generally meet the open space, off-street parking, loading, sign and all other similar regulations set forth in the Zoning Ordinance.
- 3. The proposed development's streets and driveways are designed to generally conform to the applicable ordinances and regulations. As previously discussed, a network of trails and sidewalks are shown on the CDP/FDP to provide access to recreational amenities, open space, vehicular access routes, and mass transportation facilities.

# WAIVERS AND MODIFICATIONS

The following waivers and modifications are requested with the proposed application:

Modification of the requirement for a privacy yard having a minimum area of 200 square feet for each single-family attached dwelling unit with a rear loaded garage.
The Applicant requests a modification of the 200-square foot privacy yard requirement to allow a 4-foot minimum rear yard per the Typical Townhouse Layout as shown on the CDP/FDP. In recognition of the urban form of the product, the

Applicant proposes to construct rear-loaded townhouses with driveway access onto the proposed alleys, precluding the provision of rear privacy yards.

- Modification to allow a private street to be constructed with a length of up to 1,335
  feet. The Applicant requests this modification to allow full connectivity throughout
  the property within the context of the site.
- 3. Modifications of the bulk regulations and landscaping and screening requirements to generally conform to the provisions of that conventional zoning district that most closely resembles the type of development proposed to that shown on the CDP/FDP These modifications are necessary to provide the urban design and common open space areas envisioned for the development. This includes a proposed building height of 50 feet and the setbacks per the Typical Townhouse Layout as shown on the CDP/FDP.
- 4. A modification to the transitional screening and barrier requirements is also listed on the CDP/FDP. Per Sect. 13-300 of the Zoning Ordinance, there are no transitional screening and barrier requirements for the proposed single-family attached dwellings. This modification is listed on the CDP/FDP for informational purposes.
- Additional waivers/modifications are listed on the CDP/FDP to be approved at the time of site plan. The Applicant requests the Board endorse these modifications with the understanding that the Director of Land Development Services must grant approval of these modifications at the time of final engineered site plan.

# CONCLUSION

This application proposes a rezoning to facilitate the type of development envisioned by the draft Plan language for Westfields. The introduction of residential uses to this portion of the business park will help to complement and balance the commercial uses that are prevalent along Conference Center Drive, and will create positive traffic impacts relative to a by-right office scenario. The proposed urban style townhomes will provide a needed unit type that is currently not available in the vicinity of Westfields. The development's proposed layout takes advantage of the existing pond and surrounding open space areas, establishing a high-quality development with beautiful and scenic open space amenities. In addition, the provision of trail connections will benefit the larger community. To the Applicant's knowledge, there are no hazardous or toxic substances stored currently or that will be stored on the application property. With adoption of the Plan amendment for Land Unit J of the Dulles Suburban Center, the proposed use will be in conformance with the recommendations of the Comprehensive Plan and applicable Zoning Ordinance requirements. For all of the aforementioned reasons, the Applicant respectfully requests that Staff and the Planning Commission endorse, and the Board of Supervisors approve this rezoning request.

# Michael D. Van Atta

# Rezoning Application RZ 2019-SU-009

Applicant:

ELM STREET COMMUNITIES, INC.

Accepted: Proposed:

05/21/2019 RESIDENTIAL

Area:

19.92 AC; DISTRICT - SULLY

Zoning Dist Sect:

Located:

EAST OF PARKSTONE DRIVE AND SOUTH OF CONFERENCE CENTER DRIVE, IMMEDIATELY SOUTH OF 14800 AND 14850 CONFERENCE

CENTER DRIVE

Zoning:

FROM I- 3 TO PDH- 8

Overlay Dist:

WS AN EX

Map Ref Num: 043-4- /01/ /0016

# Final Development Plan

FDP 2019-SU-009

Applicant:

ELM STREET COMMUNITIES, INC.

Accepted:

05/21/2019

Proposed:

RESIDENTIAL

Area: Zoning Dist Sect:

19.92 AC; DISTRICT - SULLY

EAST OF PARKSTONE DRIVE AND SOUTH OF CONFERENCE CENTER DRIVE, IMMEDIATELY SOUTH OF 14800 AND 14850 CONFERENCE

CENTER DRIVE

Zoning:

Located:

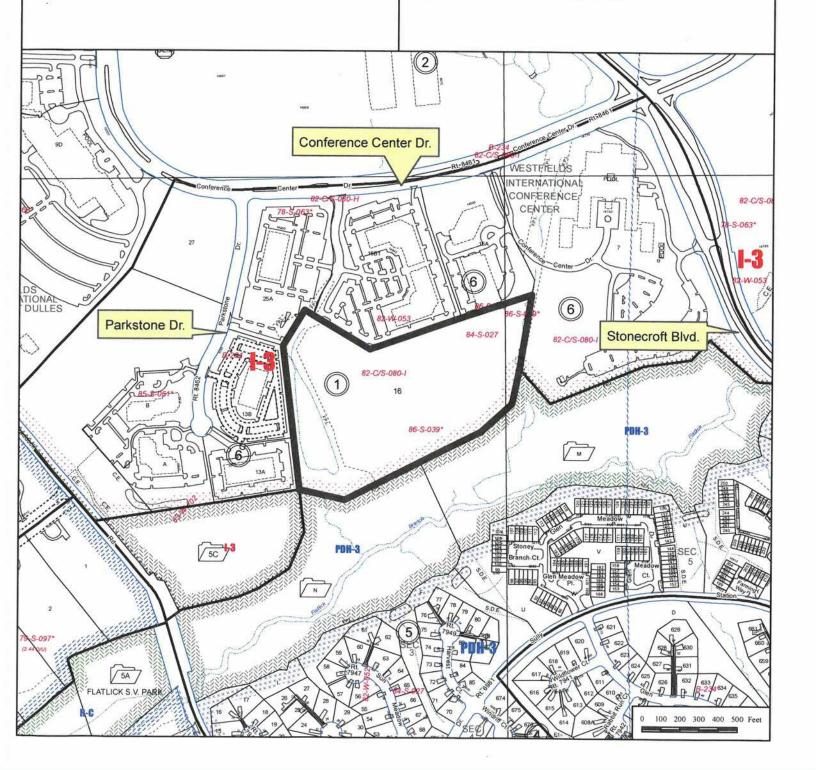
PDH-8

Overlay Dist:

WS AN EX

Map Ref Num:

043-4- /01/ /0016



# **Proffered Condition Amendment**

PCA 78-S -063-09



Applicant: ELM STREET COMMUNITIES, INC.

Accepted: 05/21/2019

Proposed: DELETE LAND AREA FROM RZ 78-S-063

11.07 AC; DISTRICT - SULLY

Zoning Dist Sect:

Area:

Located: EAST OF PARKSTONE DRIVE AND SOUTH OF CONFERENCE CENTER DRIVE, IMMEDIATELY

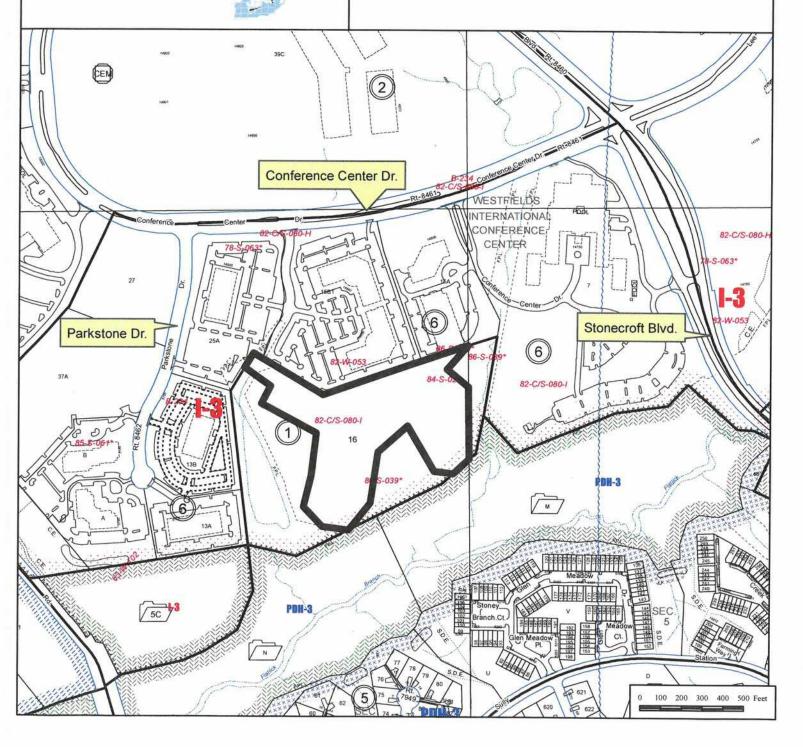
SOUTH OF 14800 AND 14850 CONFERENCE

CENTER DRIVE

Zoning: I- 3

Overlay Dist: WS AN EX

Map Ref Num: 043-4- /01/ /0016 (pt.)



# **Proffered Condition Amendment**

PCA 85-S-061-06



Applicant: ELM STREET COMMUNITIES, INC.

Accepted: 05/21/2019

Proposed: DELETE LAND AREA FROM RZ 85-S-061

Area: 0.5 AC; DISTRICT - SULLY

Zoning Dist Sect:

Located: EAST OF PARKSTONE DRIVE AND SOUTH OF

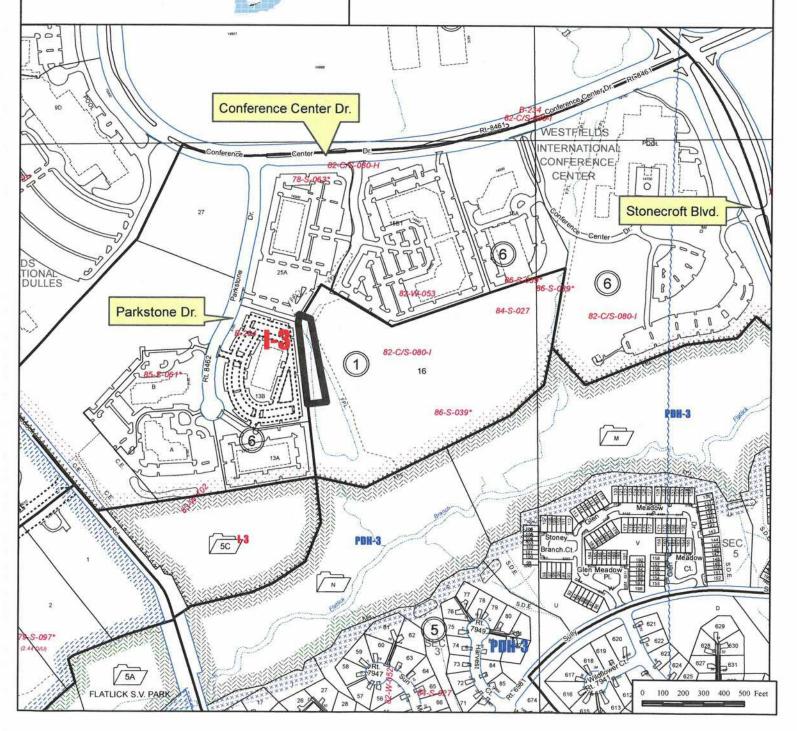
CONFERENCE CENTER DRIVE, IMMEDIATELY SOUTH OF 14800 AND 14850 CONFERENCE

CENTER DRIVE

Zoning: I- 3

Overlay Dist: WS AN EX

Map Ref Num: 043-4- /01/ /0016 (pt.)



# **Proffered Condition Amendment**

PCA 86-S -039



Applicant: ELM STREET COMMUNITIES, INC.

Accepted: 05/21/2019

Proposed: DELETE LAND AREA FROM RZ 86-S-039

6.1 AC; DISTRICT - SULLY

Zoning Dist Sect:

Area:

Located: EAST OF PARKSTONE DRIVE AND SOUTH OF

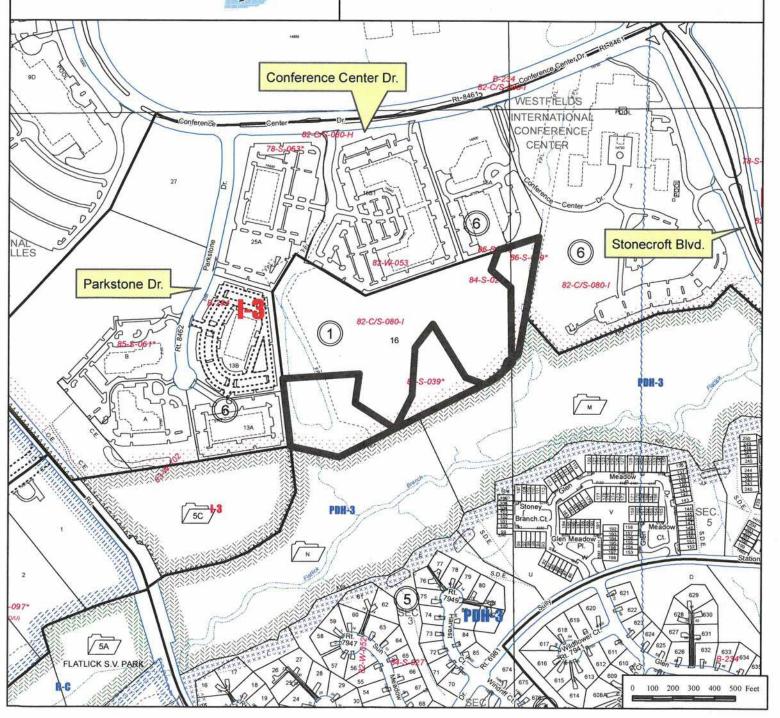
CONFERENCE CENTER DRIVE, IMMEDIATELY SOUTH OF 14800 AND 14850 CONFERENCE

CENTER DRIVE

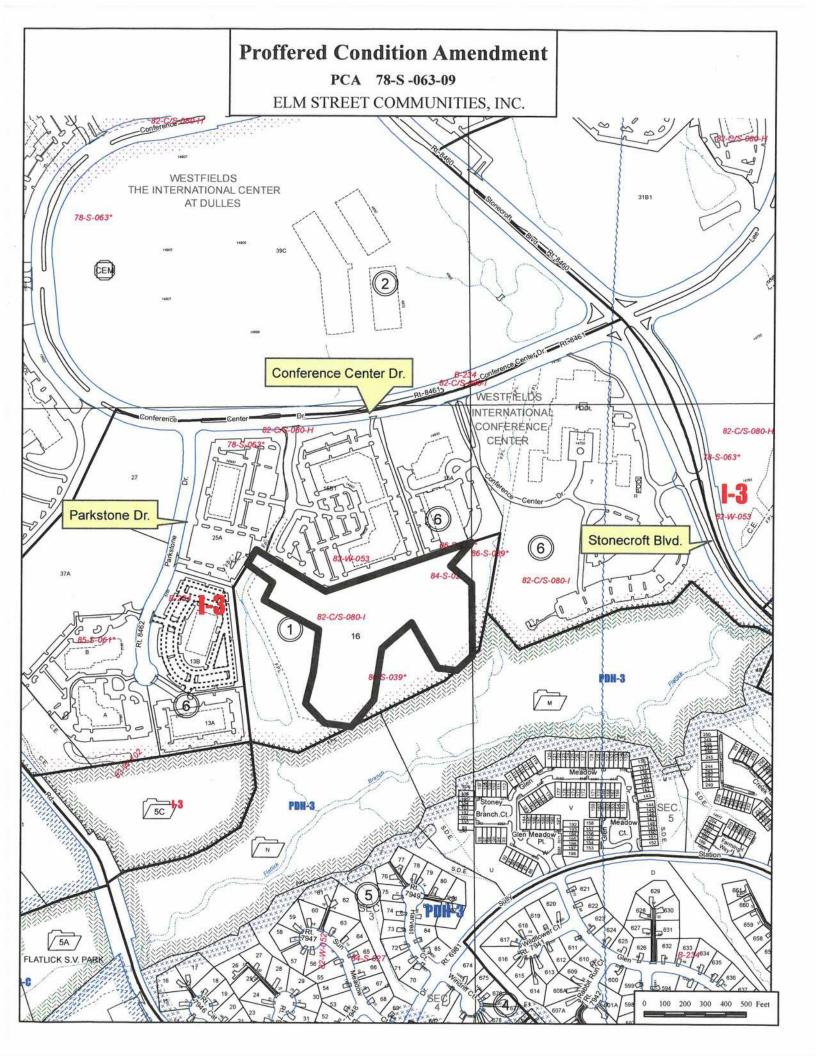
Zoning: I- 3

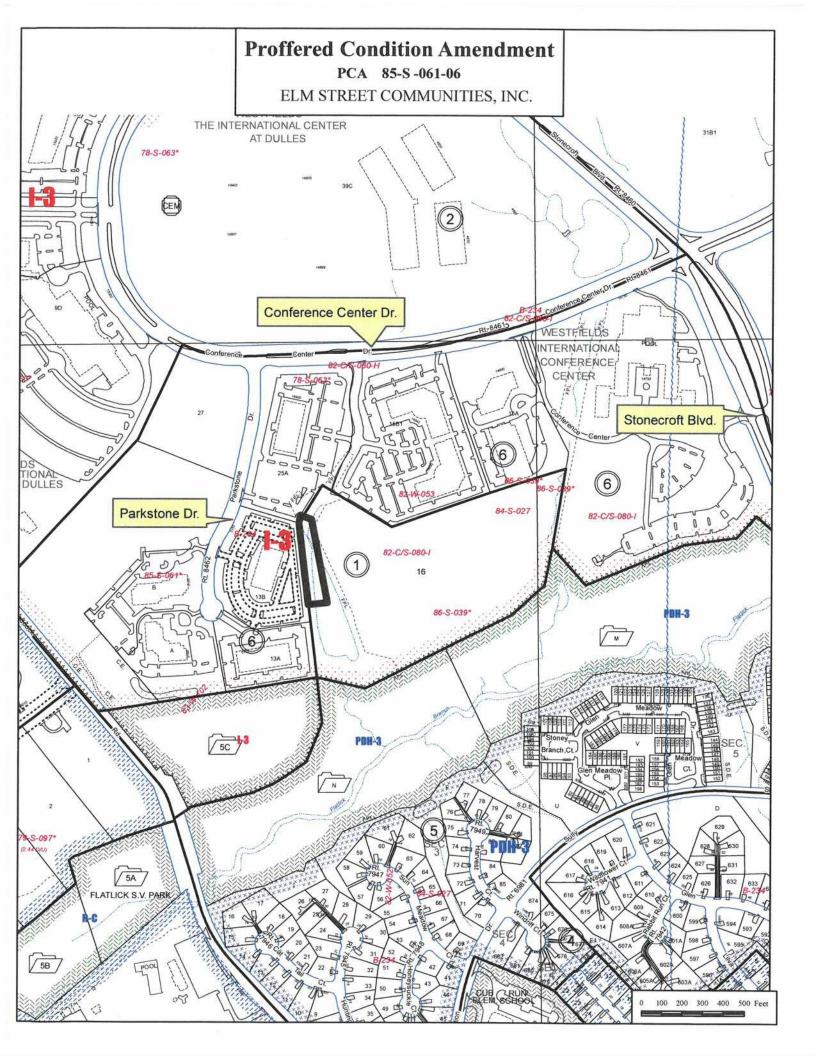
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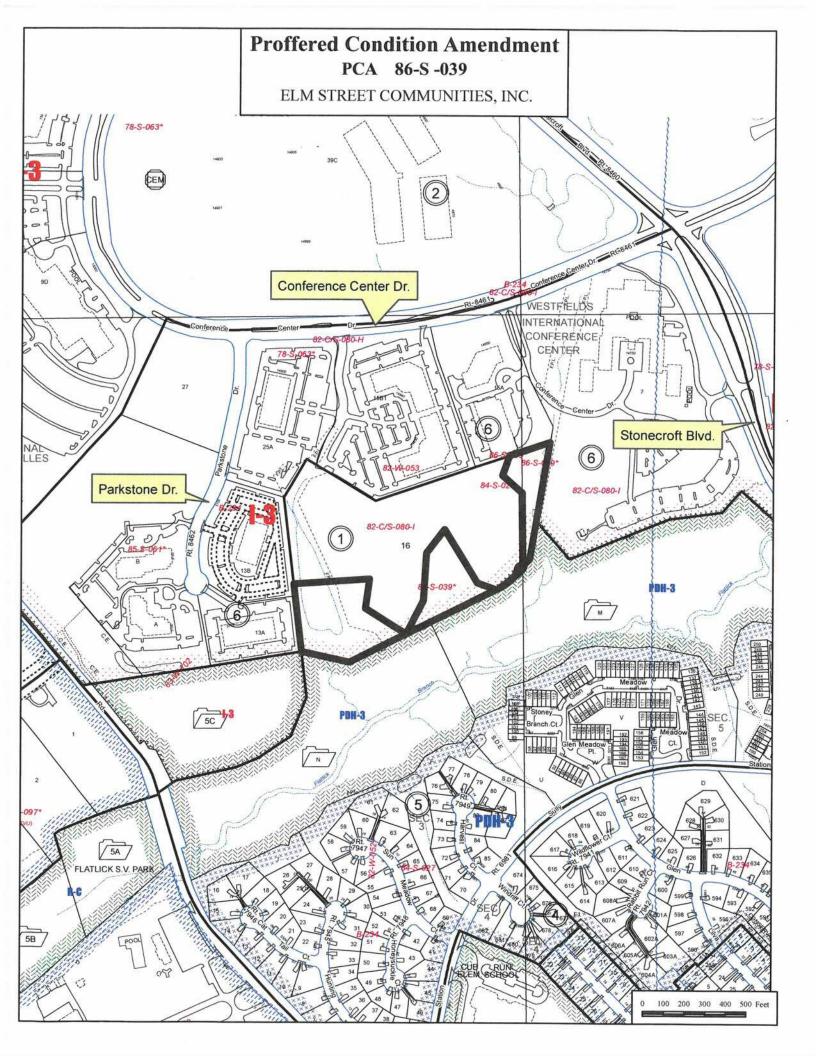
Map Ref Num: 043-4- /01/ /0016 (pt.)



Rezoning Application RZ 2019-SU-009 Final Development Plan ELM STREET COMMUNITIES, INC. ELM STREET COMMUNITIES, INC. WESTFIELDS THE INTERNATIONAL CENTER AT DULLES 78-S-063\* Conference Center Dr. WESTFIELDS INTERNATIONAL CONFERENCE 82-C/S-0 CENTER DS TIONAL DULLES (6)Stonecroft Blvd. 84-S-027 Parkstone Dr. 82-C/S-080-I 86-S-039° PDH-3 /m/ /5A 100 200 300 400 500 Feet







# THE RETREAT AT WESTFIELDS

# GENERALIZED DEVELOPMENT PLAN CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN



# SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

**FEBRUARY 26, 2019** 

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C-01B EXISTING CONDITIONS

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C-07 CIRCULATION PLAN

C-08 SITE SECTIONS A & B

FUNCTIONAL UTILITY AND GRADING PLAN C-09

FIRE ACCESS PLAN

WESTFIELDS 2A POND SITE PLAN (Information only)

WESTFIELDS 2A POND DRAINAGE DIVIDES (Information only)

STORMWATER MANAGEMENT PLAN AND COMPUTATIONS

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L-04 LANDSCAPE SCHEDULE & TABULATIONS

ARCHITECTURAL IMAGES L-05

MATERIALS PLAN L-06

L-07 MATERIAL PLAN ENLARGEMENT

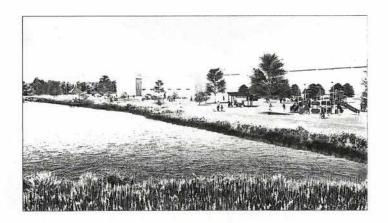
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L-09 DETAILS HARDSCAPE

L-10 LANDSCAPE PERSPECTIVES - OVERALL PLAN

LANDSCAPE PERSPECTIVES

P-01 PCA PLAT P-02 PCA PLAT



TAX MAP NO. 043-4 ((01)) PARCEL 16



**APPLICANT** ELM STREET COMMUNITIES, LLC 1355 BEVERLY ROAD SUITE 240 MCLEAN, VA ATTN: JIM PERRY 703(734-9730)

WESTFIELDS VENTURE LP c/o AKRIDGE 601 THIRTEEN STREET . N.W. SUITE 300 WASHINGTON D.C. 20005

ATTORNEY McGUIRE WOODS, LLP 1750 TYSONS BOULEVARD, SUITE 1800 TYSONS, VA 22102-4215 ATTN: GREG RIEGLE (703) 712-5000

**ENGINEER** VIKA VIRGINIA LLC 8180 GREENSBORO DRIVE. SUITE 200 TYSONS, VIRGINIA 22102 ATTN: JOHN AMTETTI, PE (703) 442-7800

> LANDSCAPE ARCHITECT LAND DESIGN, INC. 200 S. PEYTON STREET ALEXANDRIA, VIRGINIA 22314 ATTN: TADE WILLGER, ASLA (703)549-7784

RECEIVED
Department of Planning & Zoning

MAY 2 1 2019

Zoning Evaluation Division

VIKA NUMBER VV6065AB SHEET C-1

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# AREA TABULATION:

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# THE COMMITMENT NOTES

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MCGURE WOODS, LLP 1750 TYSONS BOULEVARD, SUITE 1600 TYSONS, VA 27102-4215 ATTN: GREG REGALE ESQ. (703) 712-6000

AND USE ATTORNEY:

COMMUNITIES.LLC
COMMUNITIES.LLC
1365 BEVERLY ROAD,
SUITE 240
MCLEAN, VA 22101
703-734-9730

SCALE 1"+2000" SILE

MICHIETY MAP

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IDRIG PROVISONS AND CONCIDNES SET FORTH IN EXCHANIA APRILIADY DATED JAME 2, 1998, AND RECORDED ALY 28, 1986, DEED BOOK 6441 AT PAGE 181 AS NOTED ON THE PARCEL ISS SLEVET. AND PROMOTION OF ADMINISTRATION OF THE AND PROMOTION OF THE AND PROMOTION OF THE AND PROMOTION OF THE AND PROMOTIONS AND CONTINUES OF THE PROMOTIONS AND CONTINUES OF THE AND PROMOTIONS OF THE AND PROMOTION OF THE AND PROMOTIONS OF THE AND PRO

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MATTER SOUTH TO BE BOAD OF SPERCOCK OF FABRACOMPT, WIGHEN, BY LOCATION AND WASTERN CATED WAS 25 1988, AND ECONOMIS SPINISHEN 14, 1988, IN CRED BOOK

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MOTE: NESS DOES NOT APPLAR OF RECORD, AN ASSIGNABAT OF SAID EASTMENTS FROM MESTRELD'S BUSHESS OF MARCHAL ASSIGNATION TO THE BOARD OF SUPPRICIOSES OF PARKEN, COUNTY, VIRGINIA.

LOURDING SAME TO BE RESIDE OF COMPRISED THE HEART COURT. SERVEN AND THE SERVICES SERVED THE SERVED FINE, PROVIDING, COMPINED AND RESPECTIONS ST. FOTH: IN DECLARATION OF DONOR! ALLOCATION AND SETSIONAL CANDAMAIN CAND. DONORS 20, 1988, AND RECOGNO CANDERS 1, 1984. IN DEED BOOK 10015 AT PACE 1402, AS MITTID ON THE PACES, 12, SERVEY, AND THE PACES, 12, SERVEY, AND

IDEAS, PROVISORS, CONDITIONS, RESTRICTIONS, LANGUARTS, ASSESSMENT CAMPES, AND LESS PROVIDED FOR IN PROSESS, LEGIENT MACHINET AND DEED OF VACATION DATED. APRILES, 1995, AND PROCEEDED, ALLY 78, 1995, IN DEED ROCK 1995, AFFINE BIOT.

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BATTO ROOFS CLAME ON THE TO WAITH AND ROOFS OF ONESS IN AND TO THE USE AND UNINTERPORTED FLOW THEREOFFEE AS SET FORTH ON THE FASTAL COMPIT TAX MAD.

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LEGEND:

DATE Tole Mor REVISIONS THE RETREAT AT WESTFIELDS

SALLY DISTRACT PARENC COUNTY, VINGS

EXISTING PLAN

PE UNG TEKNAM M.	NA	V6065AB
DESIGNATOR: DESIGNATOR: DATE ESSADO.	DMG. SOLE	200

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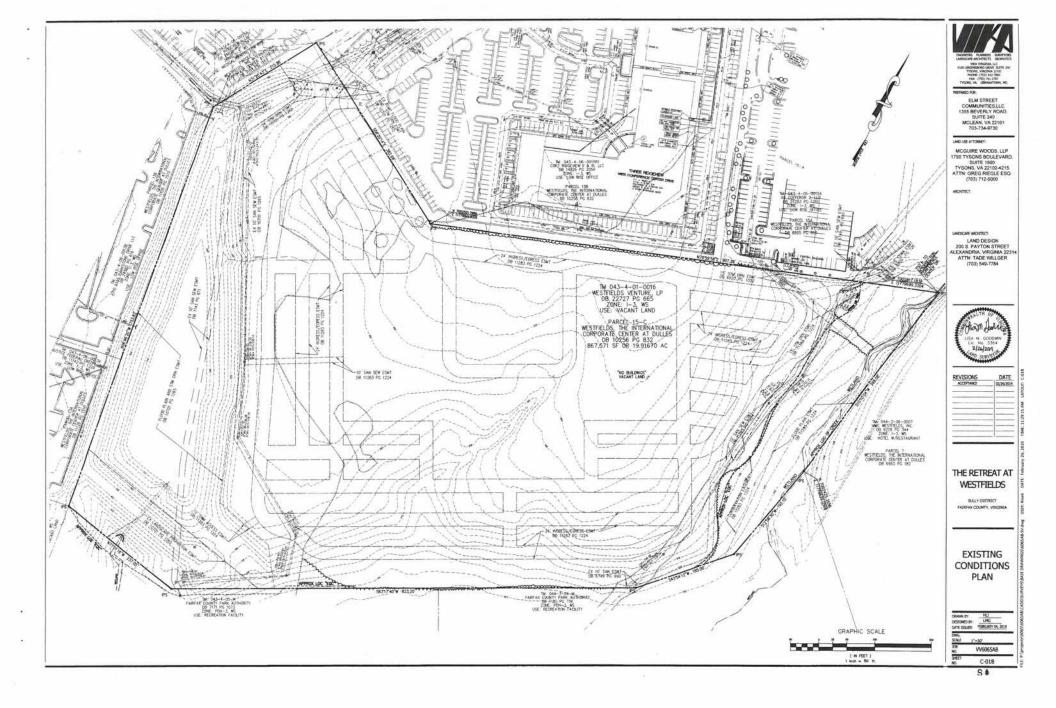
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PED UNG FERGAVY OL 2019	NA	W6065AB	C-01A
N PT. NED BT. SSAED.			



### DEVELOPMENT TABULATIONS OVERALL

SITE AREA M7.571 SF OR 19 91670 AC

PROPOSED ZONING

POH-6 PRINCIPAL USE SNIGLE FAMILY ATTACHED (THI)

MEMBRIAN INSTRUCT SUP 2 ACRES. PROVIDED 19 91670 ACRES

### BUILDING/AREA TABULATIONS (SEE NOTE NOTE 16)

TOTAL SINGLE FAMILY ATTACHED (THI) GSF = 489,104 SF

TOWNHOUSE	NUMBER OF UNITS	WIOTH (FT)+/-	MAX. LENGTH (FT)+/-	NUMBER OF FLOORS	GARAGE AREA (SF)+/-	PER UNIT EXCLUDING GARAGE(SF.)+/-	AREA ALL UNIT TYPES (SF.)+/-
TYPE A	56	16	42	4	320	2,368	137,606
TYPE	54	20	42	4	400	2,960	150,840
TYPEC	48	22	44	. 4	400	3,472	166,650
	468				17.7		

GRAND TOTAL GSS 459,104 SF

UNITS NOTE: The number of A, B, C criss may be increased or decrease all Final Site Plan provided the total number of units does not exceed 156 units and that the amount of open space is not decreased.

FLOOR AREA RATIO (FOR INFORMATION ONLY)

MAXIMUM FAR: 50 OR 433,786 DF MAXIMUM FAR WITH ADUS: 50 OR 520,543 DF

PROPOSED FAR WITH ADU'S: (459, 104 SF / 867,517 SF) FOR INFORMATION ONLY

. WE RESERVE THE RIGHT TO INCREASE BUILDING SQUARE FOOTAGE TO \$20,543 SF WITH FINAL ARCHITECTURE

NUMBER OF DWELLING UNITS SINGLE FAMILY ATTACHED UNITS

TOTAL UNITS

NUMBER OF DWELLING UNITS/AC. 158/18.917 7.933 DUIAC

AFFORDABLE DWELLINGWORKFORCE UNITS:
ADULADO MOZIO WAL BE MET AS REQUIRED LINDER PART 8 OF ARTICLE 2 OF THE ZORING CRIDINANCE FINAL CALCULATIONS TO DIE PREPARED AT FINAL SITE PLAN AS PROFFERED.

BUILDING HEIGHT PROPOSED

OPEN SPACE (NOT INCLUDING DENSITY CREDIT AREA)

### PARKING TABULATIONS

TOWNHOMES: 158 UNITS
PARKING REQUIRED: 27 / UNIT: (158 x 2.7) =
GARAGE PARKING
54(207) x 2\* 108, 49(27) x 1\* 48, 59(16) x 1\* 56
DRYEWAY SPACES: 96 SPACES
96 SPACES

212 SPACES

4N(27) X 2+ 90 SURFACE SPACES TOTAL PARKING

202 SPACES S10 SPACES

### SOILS MAP 1"=1000"



### SOIL TYPE CLASSIFICATION TAX MAP NO. 043-4(61)) PARCEL 16

PENN SET LOAM

TIA DETERMINATION

NAME OF THE PARTY OF THE PARTY

The proposed construction of approximately 100 residential burst-times on a vacantials but Sursecret (first (43-4) 13/10) stores and require a Ch-\$70 Tel.

myour by Flastick Dourty Transportation (PCDSIT) will occur once Josep dichlores the court in courty agreement for bissure recent to be extensional discussions, Transportation and Zooney will coordinate and contact visio.

Warden and hazar's unrederly's deal

### **ENTITLEMENT NOTES**

- THE BURNECT PROPERTY IS DENTITIED ON FAIRFAX COUNTY VIRIGINIA TAX MAP AS 96A (TI) AS PARCEL 1A AND IS ZONED 3. THE FURROCE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM 3-3, WE TO TOH-E, WE AND TO DEVELOP THE PROPERTY AS SHOWN ON THIS APPLICATION.
- 2 THE PROPERTY SHOWN HEREIN IS PART OF THE WESTFIELDS, LLC AS RECORDED IN DEED BOOK 10163 AT PAGE 1395 AMONG THE LAND RECORDS OF FARRAX COUNTY

- 5 THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRIGINIA, LLC. SEE EXISTING CONDITION SOURCE NOTES ON SHEET C.O.
- 8. THE HORIZONTAL DATUM IS BASED ON AN ACTUAL FIELD RUN TRAVERSE PERFORMED BY VIKA.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA VIRGINIA, LLC. THE VERTICAL DATUM IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1825 NOVE 26, THE CONTOUR INTERVAL IS TWO 40 FEET. SEE EXISTING CONSTITUTION SOURCE NOTES ON SHEET CAM

- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (26) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- 12 THE SITE IS ADJACENT TO A STREAM VALLEY WITH AN RPA (SEE NOTE 5). THE SITE DOES HAVE AN ENVIRONMENTAL QUALITY CORRIDORS PER (EQC) PER THE COMPRENENSIVE PLAN DEPINITION.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURGAL SITE ARE PRESENT ON THE SUBJECT SITE.
- 14. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- 15. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE SUBJECT APPLICATION.
- 18. THE DEVELOPMENT PROPOSED WITH THIS APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON PREST C-03.
- DEVELOPMENT WILL COMMENCE LIPCH COMPLETION OF ALL REQUIRED FAIRFAX COLATY PLAN PROCESSING AND APPROVACE. ADDITIONALLY, THE THINKS OF THE DEVELOPMENT REMAINS BURJECT TO CHANGE QUE OF IMPOPRITYMENT ESTATE MARKET PACTORS. PHASING MAY BE UNDERTAINEN IN ANY SEQUENTIAL ORDER.
- 18. ANY MAZAGOUS OR TOXIC BURSTANCES—AS SET FORTH IN TITLE 40. CODE OF REDIEBAL REGULATIONS. FARTH 1144, 302 A MOLATY MAZRICOLD WATER MANAGEMENT REGULATIONS AND ASSOCIATION OF A MOLATY MAZAGOUS WATER MANAGEMENT REGULATIONS. AND ON RETIREMAN PRODUCT HAS DEPENDENT HE CODE OF RESERVE, REGULATIONS FOR THE TO BE DEBANGED. UTULES. IN PRODUCT REGULATIONS. AND OF THE TOWN OF THE MOLATION OF THE MOLATION
- 19. THE APPLICATION SITE IS NOT LOCATED WITHIN OR CONTIGUOUS TO A HISTORIC OVERLAY DISTRICT.
- 20 SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR PURSUANT TO AN APPROVED COMPREHENSIVE SION PLAN. AS MAY BE APPROVED BY THE PLANING COMMISSION.
- ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PPM CRITIFIA. THE DESIGN SPEED SHALL BE DETERMINED WITH THE SITTE FLAN. ALL PRIVATE STREETS SHALL BE CRISCARD TO MEET PPM CRITIFIA. THE DESIGN SPEED SHALL BE DETERMINED AT THE OF FRAL ENDREETE SITE PLAN PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERGO OR A COMMON OWNERS ASSOCIATION.

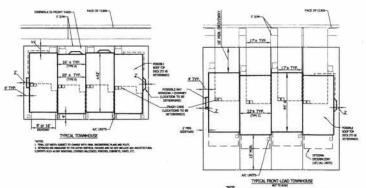
### AFFORDABLE DWELLING UNIT NOTE

ALL UNITS WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2 OR THE ZONING ORDINANCE AND AS OUTLINED IN THE PROFFERS.

### CDP ELEMENT NOTES

- BULDAY FOOTBRINTS, CARACES AND ROADS SHOWN HORSEON MAY BE ALTERED, MOVED AND NICHARDS OF INCHRASED OF DEED AND OF DAY OF CANTITY WITH FUTURE FOR AMERICANTS WITHOUT THE HELD TO AMERICAN THE COPE AND OUTBRING IN THE REPORTED REPORTED BY THE WANNING AND MAXIBLE DEVELOPMENT TABLEATIONS GROWN HEREON AND AS PROFERED ARE MAINTAINED.
- ACCESSORY FEATURES AND USES AS IDENTIFIED UNDER ARTICLES 2 AND 10 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIREMS MODERCATION OF THE COP. THESE FEATURES AND USES MAY INCLUDE BUT ARE NOT UNITED TO THE FOLLOWARD. OPDINANCE MAY REPOWDED WITHOUT DURST HETTICLES 2 AND 10 OF THE DOWNING DOWNING MAY REPOWDED WITHOUT REQUISIONS MORE THAT OF THE COT HE DOWNING FOR THE PROPERTY HAS NOT THE WOT LIKE TO THE POT LIKE TO THE POT LICE AND A CORNICES CANNOTES AMMINES LIVER AND OTHER BRIMLAFFEATHERS ACCORDING SHAPE AND THE PROPERTY AND THE PROPERTY OF THE PROPERTY OF

- OUTDOOR DECKSPATIOS NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE.
- ES ACCESSORY STRUCTUMES FLAG POLES FENCES
- TWE WALLS FOR LANDSCAPING NOT OVER THREE (I) FEET IN HEIGHT ABOVE THE



YARD DIMENSIONS Side (Min.) TOWNHOUSE Front (Min.) Rear (Min.) TYPE C 18' 15

SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADE. ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES CANOPIES PORCHES CHIMMEYS, EAVER, ETC. MAY PROJECT INTO YARDS

### BULK PLANE ILLUSTRATION (FOR INFORMATION ONLY)



THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE FIGH-8 DISTRICT. THIS GRAPHIC DEPICTION OF THE R-8 DISTRICT REQUIREMENT IS FOR RESPENSE ONLY IN COMMISSIONATION OF THE DISTRICT STANDARD SET FORTH IN FAR. 1 OF SECTION 16-192 OF THE ZORNIO DISTRICTAR. ACTUAL VARIOR AND BULKDING INGERTER ARE SHOWN ON THE CORPOR.

# FDP ELEMENT NOTES

- THAL ENGINEERS OF THE PLAND AND ARCHITECTURAL DESIGNING ARE SUBJECT TO THE MINOR MODERATIONS BELOW SO LONG AS THE CHANGES ARE DEBERRED TO BE IN SUBSTITUTION. CONFORMANCE WITH THE SUBJECT FLAN AS DETERMINED BY THE ZONING ADMINISTRATOR PER BECTION 18-403 OF THE ZONING ORGANIANCE.
- FRIAL LIMITO OF CLEARING AND GRADING SHALL DETERMINED AT TIME OF FRIAL ENGINEERED SITE PLANES. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLIDE WORK WHICH THE REPORT-CHAIN. FE SPRAITS PUBLIC MERCVINNERFULL PROPERTY BY ALLO BY CHEEN SUBMITTED. RETAINED WALL LOCATIONS AND HEIGHT LIMITS SHALL BE DETERMINED AT EVOLUCIENCE OF THE PLANES.
- A JASPICATING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICL OF THE 2.0 LINLEDS MODIFIED ON WAVED AS SHOWN ON THIS CHEET. LANDISCAPED OF SPACE MALES SHOWN HORSON AWAY SELECTION AND INTERFER THEREOU. IT CONCENTRATES AND ADMINISTRATION OF THE PROPERTY OF CONCENTRATION OF THE PROPERTY OF
- 5 THE NUMBER OF PARKING SPACES PROVIDED MEREON WILL BE ADJUSTED AT FINAL ENGINEERED SITE PLANTS BASED ON THE ACTUAL ANDWART OF UNITS PROVIDED. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER ANDICER LOCATION OF PARKIN SPACES AT THE TIME OF PERION ANDICE PRIVAL ENGINEERED SITE PLANTS) PROVIDE THE QUARTITY OF SPACES IS ON ACCORDANCE WITH THE Z.O.
- THE GRADING AND LITE, TIES SHOWN HEREON MAY BE REFINED AT TIME OF FDP(S) AND FINAL ENGINEERED SITE PLANES.
- THE LOCATION AND TYPE OF SIDEWALK AND TRALS SHOWN REPEON MAY BE REFINED AT TIME OF FINAL ENGINEERED SITE PLANSS SUBJECT TO DPIMES, VDOT AND/OR FCDOT APPROVAL.
- ELECTRICAL TRANSFORMER, VAULT AND SWITCH LOCATIONS AND DESIGNS MAY BE REPHED AT TIME OF FINAL ENGINEERED SITE PLANGE.
- WE RESERVE TO RIGHT TO ADD ADDITIONAL RETAINING WALLS UP TO 5 AS NEEDED AT FINAL BITE / SURDIVISION PLAN

# DEVELOPMENT SPECIAL AMENITIES LIST

- 1. PICNIC AND COOKING/BARBEQUE AREA
- 2 TOTLOT 3 LOOKOUT PER
- \* TOTLOT
- 5. If WIDE TRAIL
- 6 COMMUNITY OPEN SPACE PARK

# COMPREHENSIVE PLAN

THE PROPERTY IS LOCATED WITHIN LAND URIT JOF THE DIALES SURBINBAN CENTER OF THE MARKAL COLARY COMPRIBENDING PLAN A COMPRIBENSION FLAN ASSEMBLY FLAN LAND URIT THAT VIOLID SUPPORT THE OPPOSITION OF THE OPPOSITION OPPOSITION OF THE OPPOSITION OPPOSITIO

# SCENIC ASSETS

THE SITE BACKS TO AN RPA AND AN ENTIRELY WOODED EGG. AN EXISTING SWM WET POND WILL BE A FEATURE FOR THE COMMUNITY WITH A DEVELOPED ADJACENT.

ELM STREET COMMUNITIES LLC 1355 BEVERLY ROAD. SUITE 240 MCLEAN, VA 22101 703-734-9730

MCGUIRE WOODS, LLP 750 TYSONS BOULEVARD SHITE 1800 TYSONS, VA 22102-4215 ATTN GREG RIEGLE ESQ (703) 712-5000

ARCHITECT

LANDSCARE ARCHITECT LAND DESIGN 200 S PAYTON STREET ALEXANDRIA, VIRGINIA 22314 ATTN: TADE WILLGER (703) 549-7784



DATE

\$2/25/2019

REVISIONS

THE RETREAT AT WESTFIELDS SULLY DISTRICT

FABURAX COUNTY, VIRGINIA

NOTES

NAME OF STREET	PR.
MG. CALE	AS SHOWN
OH .	VV6065AB
0	C-02

# THE RETREAT AT WESTFIELDS

CDP Walnes	Bection	Requirement	Proposed Waiver/Hodification	Justification	Approving
II.	200	MA PARTY	七世紀 李阳明		
1	6-407.2	A priviley word faming a softenment area of 200 square feet, aball to provided to encil single bunity attached dwelling upit.	The Applicant requests is modification of the 200-aquaer list privacy year requirement to allow a fine continuous mer year per the . Spical Temphrane mer year per the . Spical Temphrane Layout as adorson on about 10-20 of the 100°. The Applicant requirement requirement of the continuous to general temperature and the continuous to general temperature and the continuous through the contin	In recognition of the surban nature of the product, the Applicant proposes to conserver term-kindrell swentinates with driveway; socress cetts the proposed alleges, producting su prevision of near palviery yearts.	Board of Buger water
9	11-009	No Privace street shall racced 600 fees in laright.	The Applicant imposure a modification to allow Private Road to to constructed with a length of up to 1,335 lies.	The Applicant requests this modification to allow full a connectivity throughout the property within the context of the site.	Supervision
1381	13-902	Presidence   Freedom   Fre	In accordance with Decision 13:200.20, the registration reports a modification of the convention and harms of the convention and harms of the convention and harms of the convention of the conv	Owe to the influent nation of the side, which affections to these side, which affections to these prosessions well of mixture the such at earth, sheeting the property. These spreak here been specifically designed to been specifically designed to been specifically designed to accommodate the same specifically designed to accommodate and landsteading and specifically designed to the specifical specifical specifically designed to the specifical specifical specifically and specifically	Board of Eugenvision
*	16-102.1	Design Standards for Record Developments	The Applicant requests a modification of the bulk regulations and backsoping and screening regulations to generally conduct to the provisions of that nonventional maning district that most closely resembles the type of disellogancy proposed.	These mostifications are required to provide the orthus design envisioned for the development and mannain occurrences with the occurrences with the occurrences.	Board of Supervision
committees	utta of this ap	runiver/modification opticulies. Applicant	s is required from the Director to map requests the Beard endouse the well-	port the design elements and p	reffered standing the
S S	17:201-38	of the time of final Construction of veilibrider access interactions to adjacent properties for mean-parent access	regiment site plus.  The Applicant requests a medification to the pervision to construct trend lates, service drives, determine to robe across conventions which permit which travel on the wite to and from alfacors properties when adjacors and trend and the states of t	All properties adjacent to this size are developed, lister-period consolving were not provided from these after to core.	Director of Lond Development Services - request at time of size plan.
	17-201.7	Installation of The Parking* signs slong travel lands or service drives to probable perions.	The Applicant respons a specification of the requirement for specification of the requirement for the installation of "No Purkings" again to more than 50 fert speri along trevel lates said service dreves.  To allow the Applicage to establish partiting control menus and methods along presses across within and adjacent to the development in coordination with 955007.	To allow the Applicant to establish parting control message and methods along private streets within and adjacent to the development, the Applicant is seeking the right to appropriately control traffic patterns within the turken neighborhood with authors neighborhood with authors originately control mapping to their of the fire code fallings; present the code fallings are considered to the code fallings and the code fallings are code fallings.	Director of Land Development Services - crepared at time of wire plant

Parameters consultation and anticomes and the wife and

### REQUESTED PUBLIC FAGLITIES MANUAL (PPM, WAIVERS & MODIFICATIONS

autoracies est

The following PFM watered modifications are required from the Devictor to support the design elements and professor commitments of this application. Applications applications are supported to the professor regions are to the understanding that the Devictor insist general at the same of Send-segments of plan.

CDP Wahrer#	Section	Requirement	Proposed Madification	Justification	Approving
		37.	Mary Control		
1	12-0511-4	When a development is divided into phases or section, each phase or section shall be treated separately for 10-year Tree Canopy Requirements.	Allies for the 10- year Tree Cactopy Requirements not to be treated asparately across the different aces.	The applicant requests a deviation due to the coordinated nature of the referebayeant of the district planes under on development plan and the urban nature of the project.	Director of Land Development Services - request at time of size plan
3	12-0508 3A (I)- 3A 13(	The percentage of the development side covered by all tree except shall equate in the mississum pertion of the texa; 10 year tree category requirement to be men by	Approximately three quarters of the aire will be desured and grusted as part of the proposed in development.	Applicant request a deviation of the tire- yever-vanor, rappet as allowed for under 12 500.4s. Rev Tree DEviation request Letter above.	Director of Larid Development Services respect at tune of sete plan

P programme switch and ATAPLANNING MODAL FFM Warren & Modalinic



TYSONS, VA.

ELM STREET COMMUNITIES.LLC 1355 BEVERLY ROAD, SUITE 240 MCLEAN, VA 22101 703-734-9730

LAND LISE ATTORNEY.

MCGUIRE WOODS, LLP 1750 TYSONS BOULEVARD, BUITE 1600 TYSONS, VA 22102-4215 ATTN: GREG RIEGLE ESO. (703) 712-5000

ARDETECT:

LAND DESIGN 200 S. PAYTON STREET ALEXANDRIA, VIRGINIA 22314 ATTN: TADE WILLGER (703) 549-7784



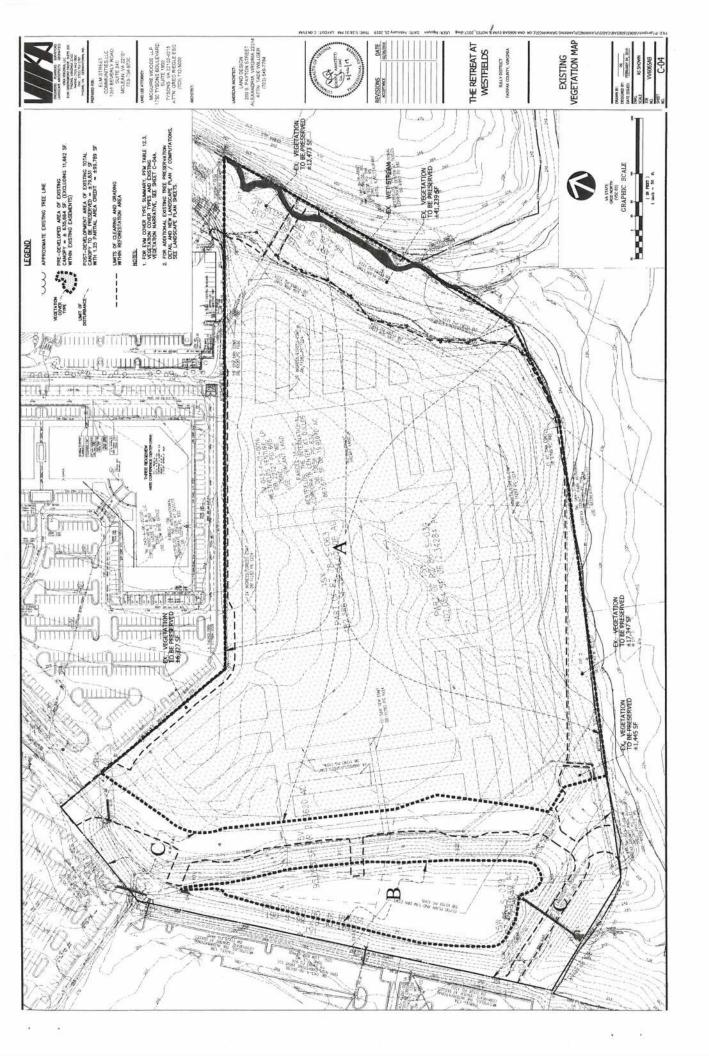
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-	-	-	_	
_	_	_	_	_

# THE RETREAT AT WESTFIELDS

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

WAIVERS AND MODIFICATIONS

DRAWN BY DISDGMED BY: DATE ISSUED:	PERLANY DA, 2011
DWG. SCALE	AS SHOWN
XXB HO.	W606SAB
2887	C-03



bl	Retreat At Westfields - Parcel-15C e 12.3 Tree Preservation Target Calculations and ement		January 16, 2019
Α.	Pm-development area of existing tree carropy (from Existing Vagotation Map XSF) =	647,432	See § 12-0508.2 PFM
8	Percentage of gross site area covered by existing tree canopy =	74-63%	847,432 / 867,571 = 74,626%
c	Percentage of 10-year tree canopy required for site. =	20%	Sec Table 12.4 PFM 867,571 (20%) = 173,514 SF
D	Percentage of the 10-year time canopy requirement that should be met through time preservation =	74.63%	175,514 (74.020%) = 129,486 SF
6	Proposed percentage of canopy requirement that will be met through tree preservation =	47.51%	82,085 / 173,514 = 47,31%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Trac Preservation Target shall be provided on the plain that states one or more of the justifications (state in § 12-000s.3 along with a narrative that provides a site-specific respiration of why the T	COLA	Provide sheet number, See § 12-0506.3
H	Estep A 7 requires a nametive, it shall be prepared in accordance with § 12-0508.4	YES	Sae § 12-0508.4
í	Place this information prior to the 10-year Time Cancop Calculations as per instructions in Table 12-10.	YES	See this shoot LP 02 for 10-Yr Canopy Regent.

					17000100000000	
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER	PRIMARY SPECIES	COMMENTS
A	UPLAND FOREST	SUB-CLIMAX	647,432 SF	GENERALLY GOOD	SEE VEGETATION COVER TABLE	CONIFER AND HARDWOOD
В	DEVELOPED LAND	N/A	59,757 SF	N/A	N/A	EXISTING STORMWATER MANAGEMENT POND
С	MAINTAINED GRASSLAND	N/A	160,382 SF	GOOD	N/A	OPEN TURF / GRASS AREA
		TOTAL AREA	867.571 SF			

VEGETATION	COVER	TYPES
------------	-------	-------

AREA-A	Ī
Allanthus altissima - Tree of Heaven	
Acer rubrum - Red Maple	
Crataegus spp Hawthorn	
Cornus florida - Flowering Dogwood	
Diospyros virginana - Common Persimmon	
Fagus grandifolia - American Beech	
Fraxinus americana - White Ash	
Juniperus virginana - Red Cedar	
Liquidambar styraciflua - Sweetgum	
Pinus virginana - Virginia Pine	
Platanus occidentalis - American Sycamore	
Prunus serotina - Black Cherry	
Pyrus calleryana- Callery Pear	
Quercus alba - White Oak	
Quercus Prinus - Chestnut Oak	
Quercus rubra - Northern Red Oak	
Ulmus americana - American Elm	
1192.168.10.95/projects/projects/\$065/6065AB/ORTA/Landicace & Trees/	ĺ

### EXISTING VEGETATION NARRATIVE

74% 1/- OF THE SUBJECT SITE IS YOUR AND REPORTED THE BALANCE OF THE SITE IS DEVELOPED AS A STORMWATTER MANAGEMENT (SWM) FORD WITH A WARD MANTENED LANGES, THE ABOR OFFISITE TO THE SWM POND AND REPORT MANTENED LANGES, THE ABOR OFFISITE TO THE SWM POND AND REPORT MANTENED LANGES, THE ABOR AS THE URDEVELOPED WOOD STAND MOD THE GRAZED LANGESCHE THE AREA ARE THEM AND OF LOOK PART THE FORM AND THE INVASION FRANT SPECIAL SUCH AS CALLERY PRIAR, AUTUMN CLUFE AND WITS VINE WERE EIGHTPIED AN DESISTING WITE STANDAR RIGHT AND THE WISTERN FORTION OF THE SITE IT IS WITHIN THIS WIZE OF THE WITHIN THE WITHIN FORTION THESE THAT HIS CONCRETED THE MESSEN AND THE SITE HERE WITHIN THE THESE THAT HIS CONCRETED THE MESSEN AND THE SITE HERE WILL BE IDENTIFIED AND LOCATED AS A SITE PLAN IS DISIGNED AND DEVELOPED

THE PRIMARY ON-SITE SPECIES IDENTIFIED, AND THE OVERALL HEALTH AND CONDITION OF THE EXISTING PLANT MATERIAL ARE REPORTED ON THIS SHEET. 3MUARY 11, 2019



January 16, 2019

Mr. Bruce McCramahan Director SUD Land Development Services Department of Public Works and Environmental Services 12055 Government Center Parkway Facility, Virguia 22055-5003

Tree Preservation Target Dec Budfication to FFM 12-500 The Retreet of Westfields CDF/FFF 2018 HUXXX VIEL 9-505AB

This letter is a sequent a model on the final of course holder holders have not prival extension a delinear was not developed in the part have model for head PTPI experiments for the above referenced this as positioned by PTPI 12-050-50(1) and 30(1). The referenced sits is beated within 35(1) Destrict. Upper PLONER PRIVATE DESTRICT within the foliate abstract host copies as specified in our Faurier County Comprehensive within the foliate abstract host copies as specified in our Faurier County Comprehensive within the foliate abstract host copies as specified in our Faurier County Comprehensive should be a support to the foliate of the foliate of the foliate of the county of the destricted in the foliate County PTPI. The county is not allowable dervation conditions as contained in the Patrick County PTPI. They was deline:

12-6508 3A(1) - where meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zening-Ordinance.

12-598.3A(3) - where construction activities could be reasonably expected to impact existing trees or breasted areas used to seek the Tire Presentation Trees of the extension these excelled to black extension 15 abouting and reconcession of the contract of the expectation of the

The site has been identified with one cover type – upland forest. However, the upland forest which is preclamately handwood, fee Estating Vapotation Map (IVM) Cover Type fluorassy Table Vapotation Cover Type ubits on silents CO4 and CO4.

The basis for this deviation is warranted because there is a previously approved lite. Pass (6176-69-64-1) for the subject site which specified less esseine tree own areas than the current development proposed with this jain 50.95 for vs. (1,575 95). Therefore, it is requested that the Director does to easily Tree Prevention Target.

1 is requested that the Director does the califord Tree Prevention Target.

villes from 100 year lifet costoppy

VILLE Topics, LLC

Villes from 900 in Toxics (Tipics 2210) in 701.741.3760 from 701

requirements as specified in the lendscape pion in this application and that any additional coordination of the Tyre Preservation Torget Deviation will be finallised. with UTPIO with the Stor Plas submittal Planes so the libraria Vegetation Map (C-OH, Ownall Concept Lendscape & Open Speer Plan and the Ownall Lendscape Scholals & Tyre Change) desirablishes, shown 1-O and O-OH.

It is understood that the Director must approve this request and as such a project specific deviation will be substitted at time of final engineered site plant. This letter is a record that a deviation will be required at such time to be in substitutial conformance with the subject application.

Thank you for your time and ettention and whould you have any questions or need additional information, please do not beginne to confact our affice.

Ison P. Eirchmer, RLA adscape Architect / BIA Certified Arthorial

KPIC/jm

ec: Brian C. Knghzley, Davetze LIFMD Linda Barfield, Urban Forester H. UFMD John F. Amstetti, P. E., VEKA Virginia, LLC Jeffrey A. Kreps. F.A/ASIA, VIRA Virginia, LLC

pf (projectiv),6063 (406044), date \landwape & trees (programma item target deviant; (2019.01.18), date

ELM STREET COMMUNITIES, LLC 1355 BEVERLY ROAD SUITE 240 MCLEAN, VA 22101 703-734-9730

LAND USE ATTORNEY

MCGUIRE WOODS, LLP. 1750 TYSONS BOULEVARD SUITE 1800 TYSONS, VA 22102-4215 ATTN GREG RIEGLE ESQ (703) 712-5000

ARCHITECT!

LANDSCAPE ARCHITECT: LAND DESIGN 200 S PAYTON STREET ALEXANDRIA VIRGINIA 22314 ATTN: TADE WILLGER (703) 549-7784



DATE REVISIONS

THE RETREAT AT WESTFIELDS

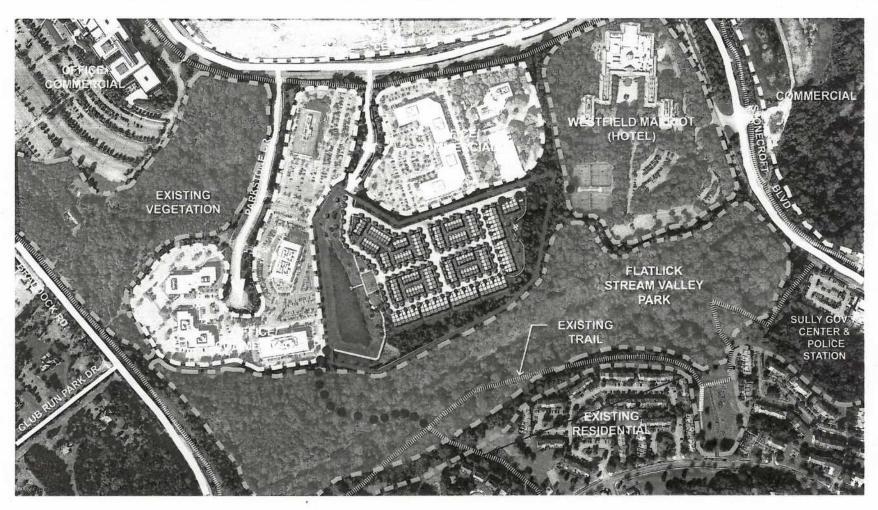
SALLY DISTRICT FARFAX COUNTY, VIRGINIA

EVM NOTES

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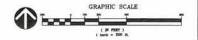
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LEGEND:

EXISTING TRAIL

PROPOSED TRAIL



VANCOUNT AND STREETS GROWN WAS YRESTING, LIC BUR GROWNERS OF SHITE! TYPONG, VIRGINIA 20102 PAGE (700) 40-7000 FAE (700) 76-2007 TYPONG, VA. GROWNERSON, M

PREPARED FOR:

ELM STREET COMMUNITIES,LLC 1355 BEVERLY ROAD, SUITE 240 MCLEAN, VA 22101 703-734-6730

LAND LIFE ATTORN

MCGUIRE WOODS, LLP 1750 TYSONS BOULEVARD, SUITE 1800 TYSONS, VA 22102-4215 ATTN: GREG RIEGLE ESQ. (703) 712-5000

PETECT:

LAND DESIGN
200 S. PAYTON STREET
ALEXANDRIA, VIRGINA 22314
ATTN: TADE WILLGER
(703) 549-7784



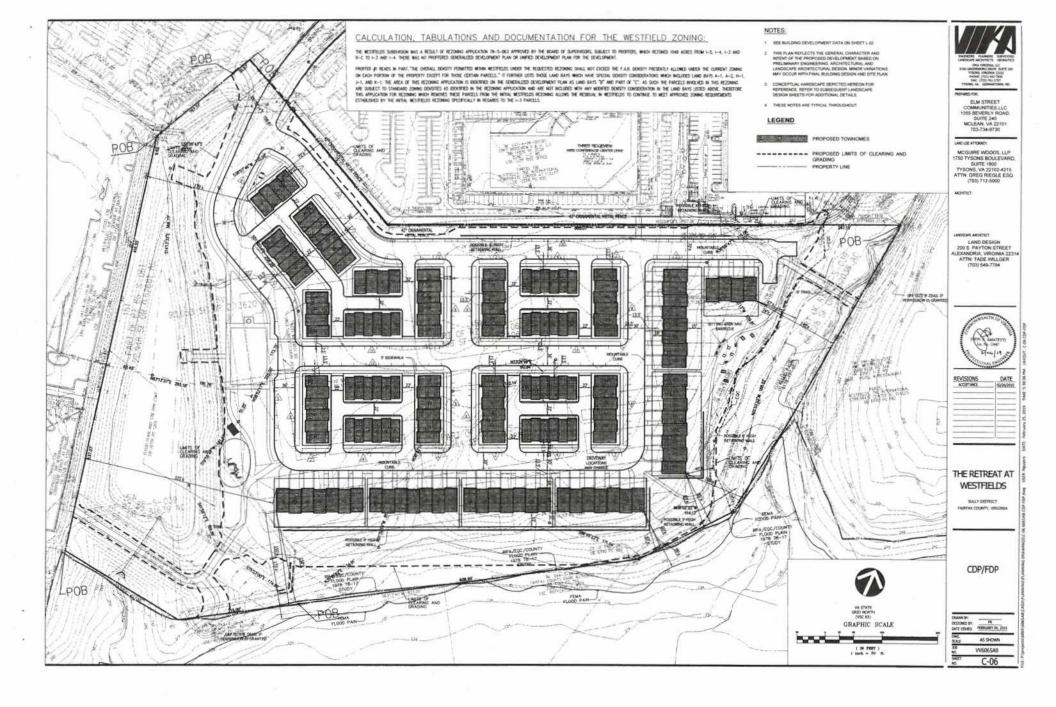
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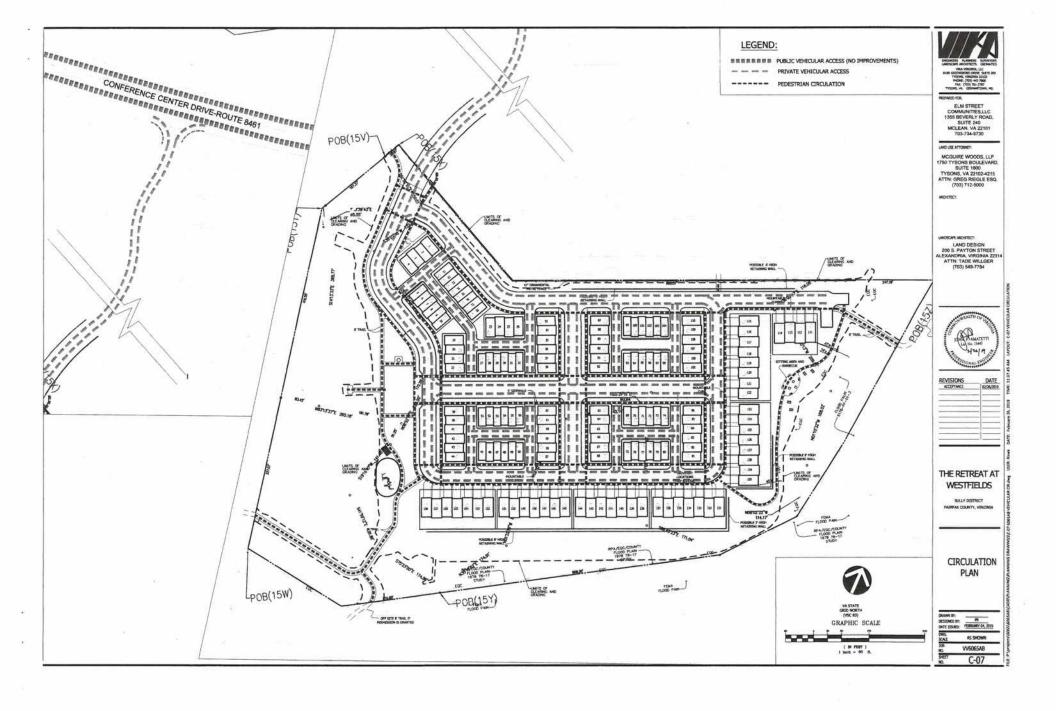
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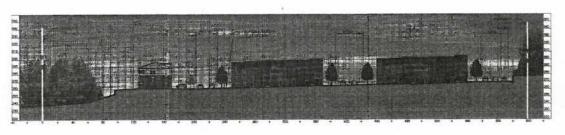
SALLY DISTRICT FATRFAX COUNTY, VIRGINIA

> CONTEXT PLAN

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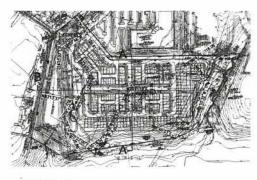




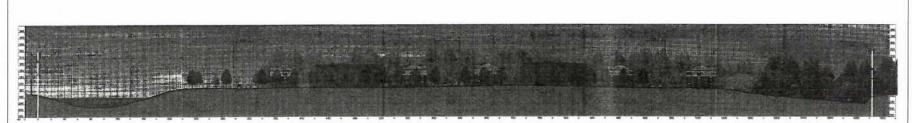


SECTION A C-08 (FOR ILLUSTRATIVE PURPOSES ONLY)

NOT TO SCALE



**KEY PLAN** 



SECTION B C-08 (FOR ILLUSTRATIVE PURPOSES ONLY)

NOT TO SCALE

ELM STREET COMMUNITIES.LLC 1355 BEVERLY ROAD, SUITE 240 MCLEAN, VA 22101 703-734-9730

MCGUIRE WOODS, LLP 1750 TYSONS BOULEVARD, SUITE 1800 TYSONS, VA 22102-4218 ATTN: GREG RIEGLE ESO. (703) 712-5000

LAND DESIGN 200 S. PAYTON STREET ALEXANDRIA, VIRGINIA 22314 ATTN: TADE WILLIGER (703) 549-7784

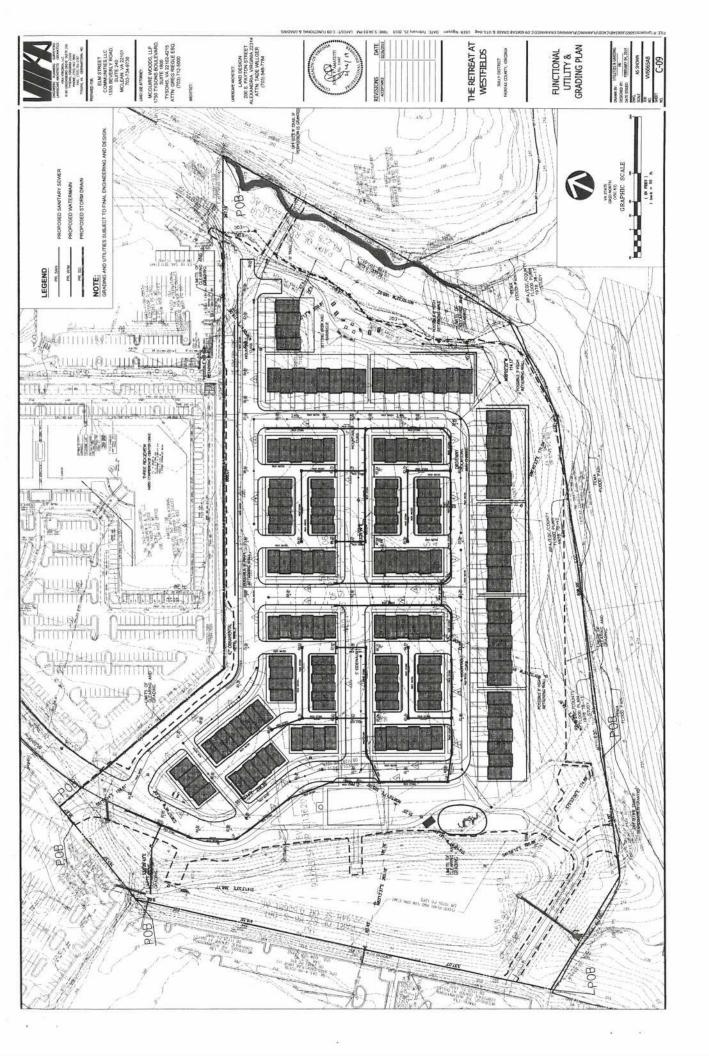


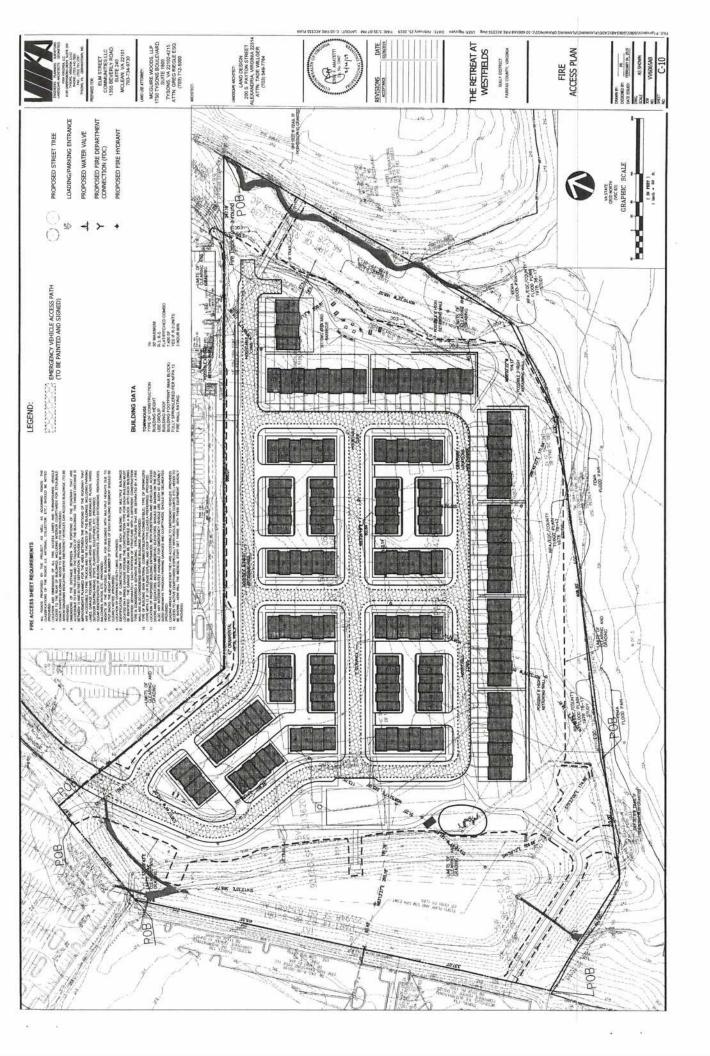
THE RETREAT AT WESTFIELDS

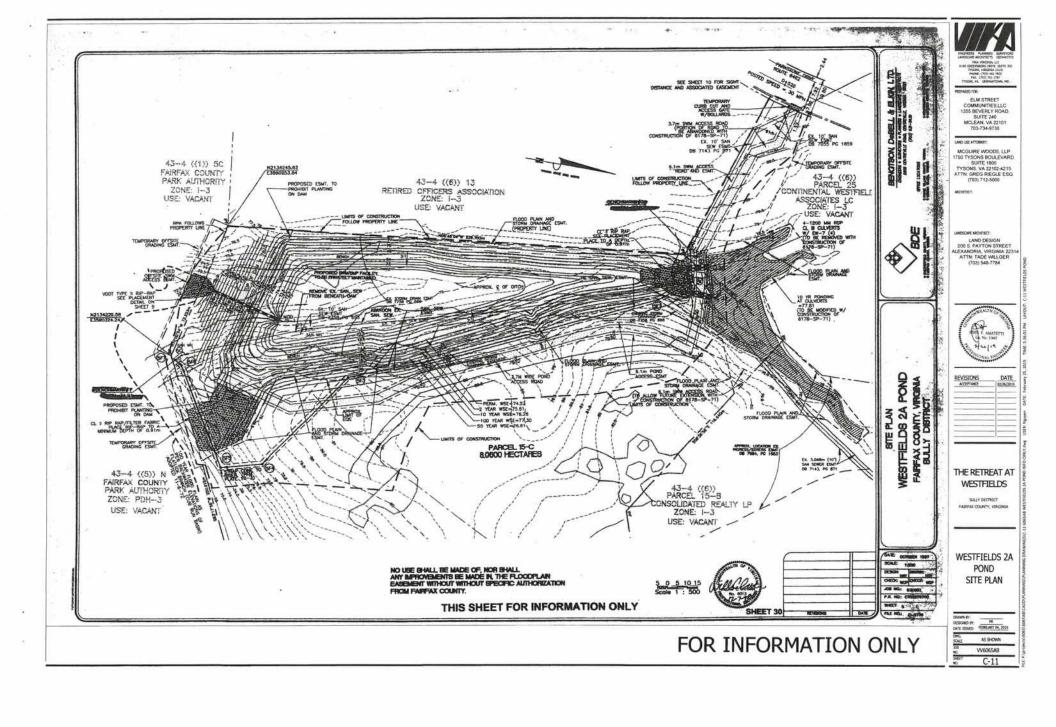
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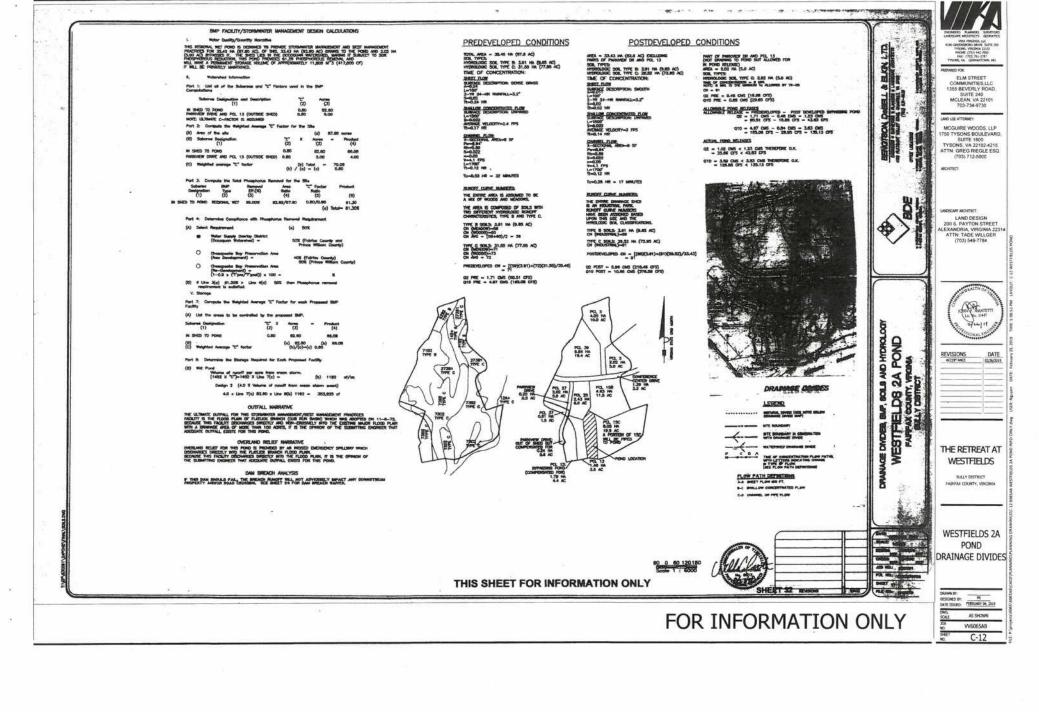
SITE SECTIONS A & B

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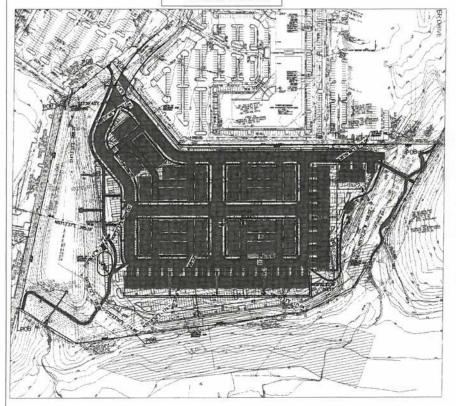




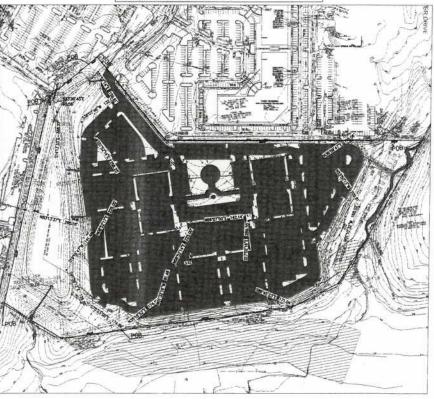




#### PROPOSED IMPERVIOUS AREA = 411604 SF OR 9.45 AC.



### APPROVED SITE PLAN 6178-SP-84-1 IMPERVIOUS AREA =475,039 SF OR 10.91 AC.



#### SWM/BMP Narrative:

THE SUBJECT SITE DANGE TO AN EXCITION, SWIN FORD, THIS FORD PROVIDES BOTH QUALITY AND QUANTITY CONTROL SCILLIES THE IS AN EXCITABLY DANGE AND IT IS DESCRIBED TO DESCRIBED THE CONTROL OF THE PROPERTY OF THE



ELM STREET COMMUNITIES.LLC 1355 BEVERLY ROAD SUITE 240 MCLEAN, VA 22101 703-734-9730

LAND USE ATTORNEY:

MCGUIRE WOODS, LLP 1750 TYSONS BOULEVARD, SUITE 1800 TYSONS, VA 22102-4215 ATTN: GREG RIEGLE ESQ. (703) 712-5000

LAND DESIGN 200 S. PAYTON STREET SLEXANDRIA, VIRGINIA 22314 ATTN: TADE WILLGER (703) 549-7784



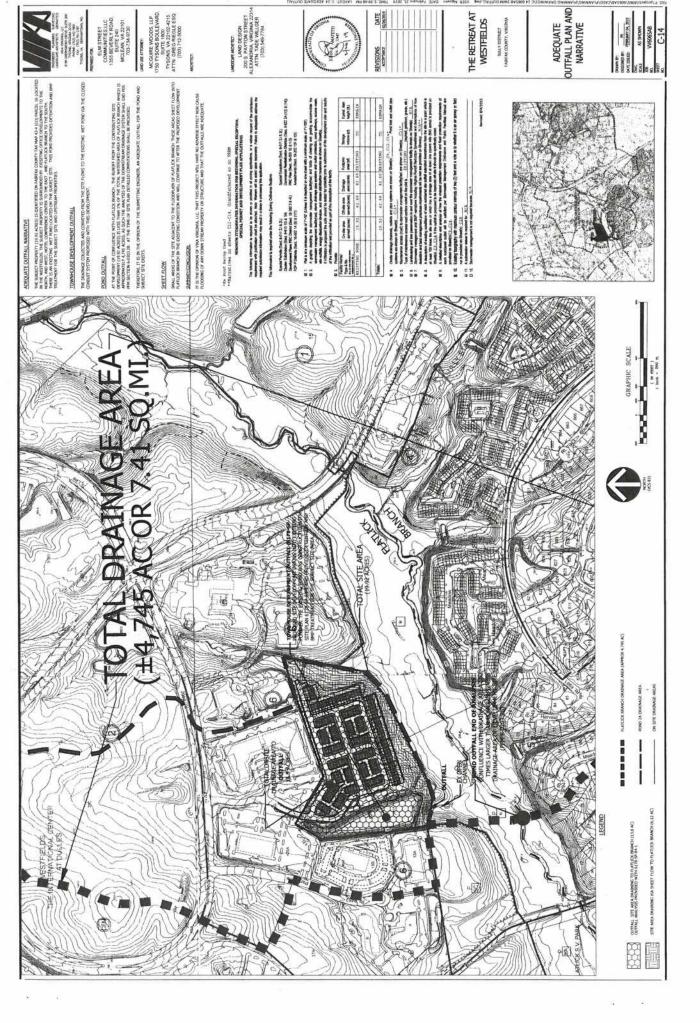
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ACCEPTANCE	92/21/2019
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#### THE RETREAT AT WESTFIELDS

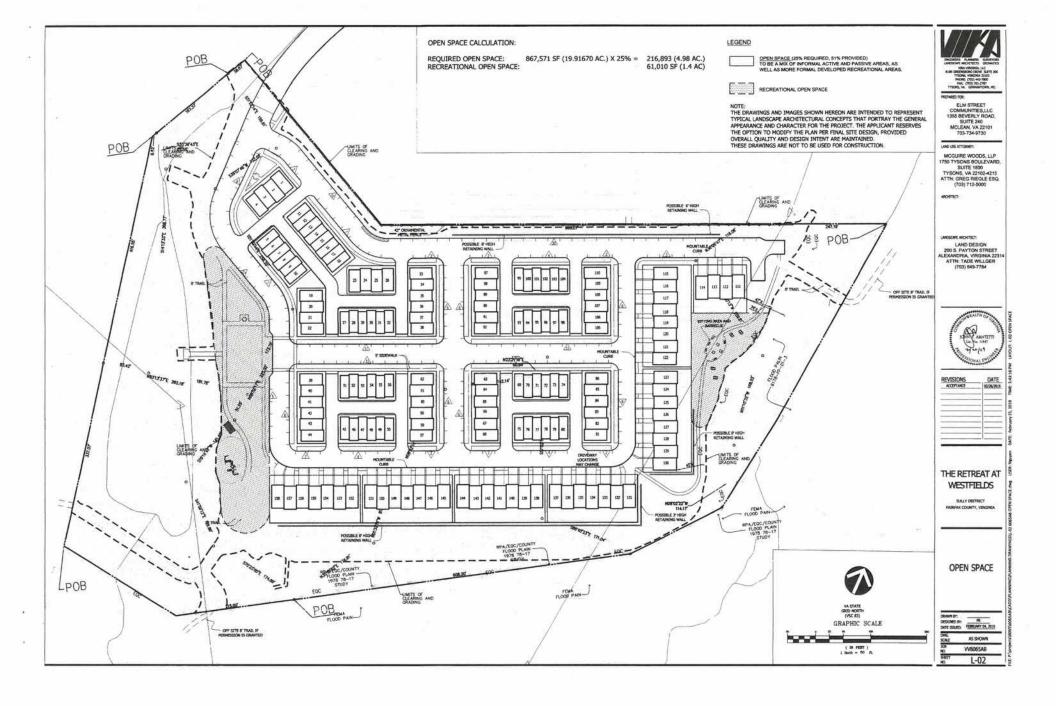
SALLY DISTRICT FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT PLAN AND COMPUTATIONS

DRAWN BY DESIGNED BY DATE ISSUED:	PR FEBRUARY 64, 2019
DWG. SCALE	AS SHOWN
101	VV606SAB
HET IO.	C-13



THE RETREAT AT WESTFIELDS BLM STREET DEVELOPMENT 1355 BEVERLY ROAD MICLEAN, VA 22101 REVISION / ISSUANCE NO DESCRIPTION DATE ILLUSTRATIVE PLAN-OVERALL ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER PINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.
DRAWINGS ARE NOT FOR CONSTRUCTION. L-01



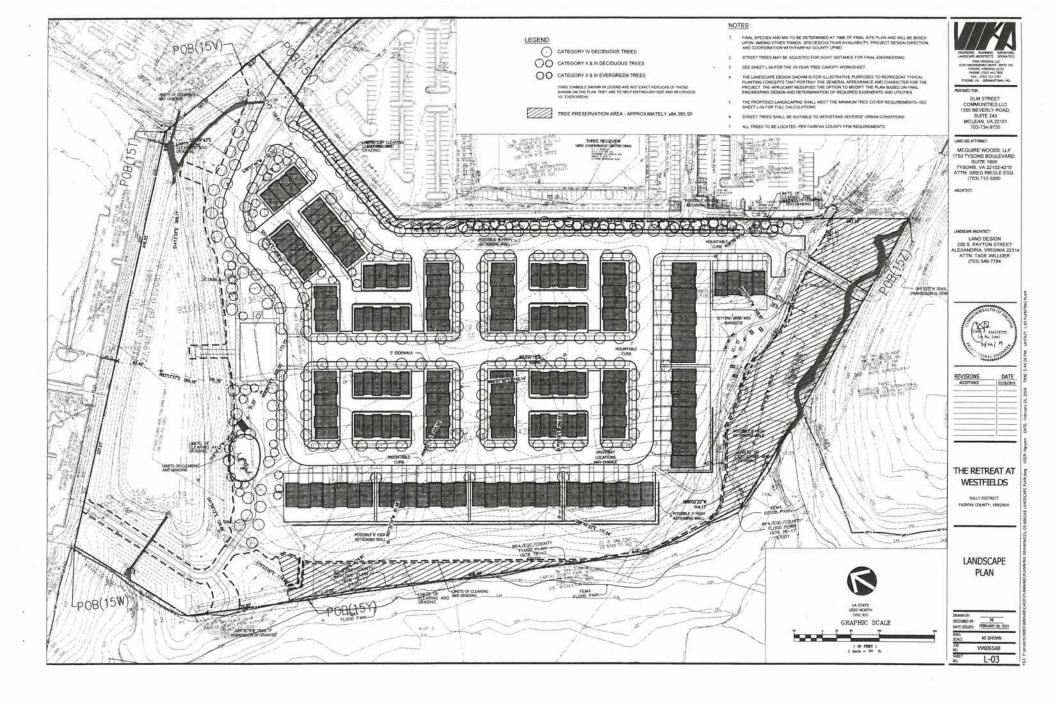
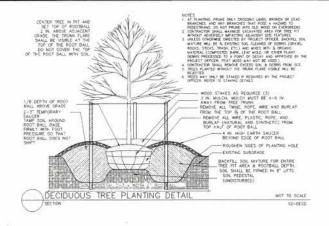


Table	e 12.10 19-Year Tree Canopy Calculation Wor	ksheet	January 15, 2019
Sho	CDP AREA	Totals	Salvance
LY	ree Preservation Target and Statement	-	
A1	Place the Tree Presentation Target calculations and	See Sheet	see § 12-0505.2 for by required elements and
G.	wildowers have proceeding the 10-year tree cacopy		actished
			1
81	ee Canopy Requirement Identify gross site area (IFF) =	667,5P1	8 12-0511 1A
80	Subtract area dedicated to parks, roat frontage(65) =	007,201	§ 12-0511.18
82			§ 12-0511.1C(1) theoug
-	Subtract area of exemplions(SP) =	- A -	13-0511 10(8)
84	Adjusted gross site area (01-02,03)(0F) =	607,571	Square but
83	Shouldy the site's ZERVING and/or one	POH-P	\$ 12-0510.1 and Table
88	Percentage of 10-year tree canopy required =	30.0%	12.4
87	Artsu of 10-year Tree Canopy Required (64 x 860(1F) =	173.514	Square hel
88	Modification of 10-year Tree Carropy Floquimments	No	Yes or No
-	requested?  # Bill is yes, then list plan sheet where modification request		
00	is located		Sheet number
Š.		S BOY	
7.77	es Preservation		
C1	Time Presumetion Target Area(SF) =	127,133	Square Feet
C5	Yotal carcey area meeting standards of § 12-0400 (GF) =	\$1,367 101.986	Square Fort
E3	C 2 x 1.25(EF) = Total canopy area provided by serious or valuable breat or	-	§ 12-0510 3B
C4	Total canopy aren provided by sirroue or vesuable forest or woodland opnonuntlies(SF) =	. 0	Square Feet
CS:	C 4 x 1,5(8F) =	0	§ 12-0510 38(1)
CH	total of caregy area provided by "Heritage," "Memorist."	0.	State Feet
07	"Specimen," or "Street" trees (8F) = C 5 x 1.5 to 3.0 (5F)=	- 6	\$ 12-0510.38(2)
-	C 5 1 1 5 to 3 0 csr in Cancey area of trees within resource Protection Areas and	100	1
CB	100-year floodplains (6F) =	0	Square Feet.
CS	C8x15(8F) =	0	§ 12-0510 3C(1)
C 10	Total of C 1, C 5, C 7 and C 9 +	301,896	if area of C 10 is less to 8.7 remainder of requirement exact be me
			through time planting -
			to D
	SECTION SO ASSESSMENT AND ASSESSMENT OF THE PARTY OF THE		lis D
	re Flerting		te D
DI	Area of canopy to be met through tree planting (B 7-C10) =	71,818	Square treat
D1 D3	Area of canopy to be met through tree planting (B T-C10) =  Area of canopy planted for air quality benefits =	6-22-	Square final
D1 D1	Area of canopy to be met through the planting (B 7-C10) =  Area of catopy planted for air quality benefits =  D 2 x 1.5 (SP) =	71,818	Square fred Square fred Square fred \$ 12-0510 48(1)
D1 D2 D3	Area of campy to be met through tree planting (B.1-C10) =  Area of campy planted for air quality benefits =  D 2 x 1.5 (EF) =  Area of campy planted for energy conservation =	0	Square feet Square feet \$ 12 4515 48(1) Square feet
D1 D2 D3 D4 D5	Area of canopy to be met through tree planning (B 7-C10) = Area of catnopy planned fits air quality benefits =  0.2 x 1.5 (EF) =  Area of canopy planned fits air quality benefits =  0.2 x 1.5 (EF) =  0.4 x 1.5 (EF) =	6-22-	Square heat Square heat Square heat \$ 12,05 to 48(1) Square heat \$ 12,06 to 48(2)
D1 D2 D3 D4 D5	Area of caregy to be med through the planting (B T-C10) = Area of caregy planted for an quality terreties = D 2 x 1 5 GF) = Area of caregy planted for energy conservation = D 4 x 1 3 GF) = Area of caregy planted for energy conservation = D 4 x 1 3 GF) = Area of caregy planted for with quality benefits =	0	Square heat Square heat Square heat \$ 12-07-10-48(1) Square feet \$ 12-05/0.48(2) Square heat
D1 D2 D1 D4 D5 D6	Area of aways to be met trough two planting (B.T.C.10) = Area of aways planting the or quality terrefts = 0.2 × 1.5 (EF) = Area of centary planting to energy conservation = 0.4 × 1.3 (EF) = Area of centary planting to water quality breafts = 0.6 × 1.23 (EF) = 0.6 × 1.23 (EF) = 0.6 × 1.23 (EF) =	0	Square freal Square freal Square freal \$ 12.0510 49(1) Square free \$ 12.0510.49(2) Square free \$ 12.0510.49(2) Square free \$ 12.0510.49(2)
D1 D2 D3 D4 D5 D6 D7	Area of caregy to be met through two planting (B.T.C.IC) - Area of caregy planted for or quality brands + Area of caregy planted for every (2.2 ± 5.6 ft) - Area of caregy planted for every consensation - (2.4 ± 1.5 ft) - Area of caregy planted for every quality brands - D 6 ± 1.2 ft) - Area of caregy planted for every quality brands - Area of caregy planted for every every every quality brands - Area of caregy planted for every	0	Square heat Square heat Square heat \$12,0510,49(1) \$12,0510,49(2) \$12,0510,49(2) \$2,0510,49(2) \$2,0510,49(2) \$2,0510,49(3) \$2,0510,49(3) \$2,0510,49(3)
D1 D2 D3 D4 D5 D6 D7 D8	Axes of exercy to the nut through the planting (B.T.Clf).  Axes of category planting for any quality trends— Axes of category planting for any quality trends— Axes of category planting for arrange consecution— Axes of category planting for entire quality bendler— Axes of category planting for white quality bendler— Axes of category planting for white bendler— Axes of category planting for white bendler— Axes of category planting for white bendler—	0 0 0 43,000	Square freal Square freal Square freal \$ 12.0510 49(1) Square free \$ 12.0510.49(2) Square free \$ 12.0510.49(2) Square free \$ 12.0510.49(2)
D1 D2 D1 D4 D5 D6 D7 D8	Area of caregy to be met through two planting (B.T.C.IC) - Area of caregy planted for or quality brands + Area of caregy planted for every (2.2 ± 5.6 ft) - Area of caregy planted for every consensation - (2.4 ± 1.5 ft) - Area of caregy planted for every quality brands - D 6 ± 1.2 ft) - Area of caregy planted for every quality brands - Area of caregy planted for every every every quality brands - Area of caregy planted for every	0 0 0 43,000 64,500	Square heat Square heat Square heat \$ 12.0510.40(1) \$ 12.0510.40(2) \$ 12.0510.40(2) \$ 0,000 heat \$ 12.0510.40(3) \$ 12.0510.40(3) \$ 12.0510.40(3)
D1 D1 D1 D4 D5 D6 D7 D8 D8	Area of energy in the mell through the planting (IR 2-Clo).  Area of camony provided for an equal, trendra in Carlo (IR 2-Clo) (IR 2	0 0 0 43,000 64,500 6	Is D  Gramm treat Spaner treat \$ 12,0510,40(1) \$ 12,0510,40(1) \$ 12,0510,40(2) \$ 52,0510,40(2) \$ 52,0510,40(2) \$ 52,0510,40(2) \$ 52,0510,40(2) \$ 12,0510,40(2) \$ 12,0510,40(2) \$ 12,0510,40(2) \$ 12,0510,40(2) \$ 12,0510,40(2)
D1 D2 D3 D4 D5 D6 D7 D8 D8 D8	Area of campy in the next through the planting (IB 2 CD).  D2 1 5 CB)?  Area of campy particle for energy convention or a quality trends in  D2 1 5 CB)?  Area of campy particle for energy convention in  D4 1 3 CB)?  Area of campy particle for energy convention in  D4 1 7 CB)?  Area of campy particle for energy from the particle for energy campy primarity for evention in  D4 1 7 CB)?  Area of campy primarity for primarity for primarity for expension of the particle for expension of	0 0 0 43,000 64,000 0 0	Is D  Gourn test Gourn test Gourn test 5 12-2510 60(1) Sopare feet 5 12-2510 60(1) Sopare feet 5 12-6510 60(1) Sopare feet 5 12-6510 60(2) Sopare feet 5 12-6510 60(4) Sopare feet 5 12-6510 60(4) Sopare feet Sopare feet
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D1 D2 D3 D4 D5 D6 D7 D8 D8 D8 D9 D10 D11 D12 D12 D13	Asse of caregy to the rest through the planting (B 2 Cly).  Area of caregy planted to are quite treaths.  9.2 x 1.5 (EP).  Area of caregy planted to resign consention.  9.4 x 1.5 (EP).  Asse of caregy planted to resign consention.  9.4 x 1.5 (EP).  Asse of caregy planted to resign caregory to the caregory plant of the caregory p	0 0 43,000 64,500 6 0	To D  Siguano Insal
D1 D2 D3 D4 D5 D6 D7 D8 D8 D8 D9 D10 D11 D12 D12 D13	Area of concept to the medit through him planting (IB 2-Clip).  Area of cancey protects for an equity trends in Clip 2.5 to 5,679.  Area of cancey parents for sense; conversion in D4 to 12 6,879.  Area of cancey parents for sense; conversion in D4 to 12 6,879.  Area of cancey parent for sense; convertion in D4 to 12 6,879.  Area of cancey parents for sense; convertion in D4 to 13 6,879.  Area of cancey present on years bear in D1 to 13 6,879.  Area of cancey present on the cancella, 679.	0 0 0 0 0,000 64,500 6 0 0	To Common Teach Control Common Teach C
D1 D2 D3 D4 D5 D6 D7 D8 D8 D8 D9 D11 D12 D13 D13 D13 D14 D15 D15 D15 D16 D17 D17 D17 D18 D18 D19 D19 D19 D19 D19 D19 D19 D19 D19 D19	Axes of cancey in the nut finced, his planting (B. 2016).  Area of cancey growed for an equilibration in C2.2.1.5 (EF).  Area of cancey guarted for energy convention in C4.1.3 (EF).  Axes of cancey guarted for energy convention in C4.1.3 (EF).  Axes of cancey guarted for energy cancerdon.  D. 6.1.3 (EF).  Axes of cancey grained for the residence of the C4.1.3 (EF).  Axes of cancey grained for the residence expension of the C4.1.3 (EF).  Axes of cancey grained for the residence expension of the C4.1.3 (EF).  Axes of cancey grained for expension of the C4.1.3 (EF).  Axes of cancey grained for the C4.1.3 (EF).  Axes of cancey grained for the C4.1.3 (EF).  Axes of cancey grained for the cancer can	0 0 0 0 0 043,000 0 0 0 0	To Committee the Committee of C
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D1 D2 D3 D4 D5 D6 D7 D7 D8 D8 D9 D10 D10 D11 D12 D13 D14 D15 D15 D16 D17 D16 D17 D17 D17 D17 D17 D17 D17 D17 D17 D17	Area of cancey to the mell through the planting (IB 2 CD).  Area of cancey promoted for any equity trends in the cancer of cancey promoted for any expension of the cancer	0 0 0 0 0 0 04,500 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Togues that Gourn that Gourn that Gourn that Gourn that Togues tha
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D1 D2 D3 D4 D5 D6 D7 D7 D1	Area of cancey in the mell through him planting (IB 2 Clip).  Area of cancey promoted for any equity trends in the cancer of cancer promote the require trends in the cancer of cancer promote the requirement of the cancer of cancer promote cancer cancer of cancer promote cancer of cancer promote cancer of cancer cancer of cancer promote cancer of cancer	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	In D.  Inguin had Course for the Course for the ST (2000 SE) ST (2000

#### TREE CANPOY PROVIDED

CATEGORY	arr	921	THEE CANOPY CREDIT	TREE CANOPY SUB-TOTAL
Category IV Deciduous Frees	183	3" Cal.	250	45,750
Category III Deciduous Trees	47	3" Cal.	175	8,225
Category IV Evergreen Trees	16	F Cal.	250	4.000

AND TOTAL 57,



BRIGHERS FLAMMED SCHOOLS LANGUAGE SCHOOLS

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HEFENSEN END

ELM STREET COMMUNITIES, LC 1355 BEVERLY ROAD, SUITE 240 MCLEAN VA 22101 703-734-9730

LAND LISE ATTORNEY:

MCGUIRE WOODS, LLP 1750 TYSONS BOULEVARD. SUITE 1800 TYSONS, VA 22102-4215 ATTN: GREG REGLE ESQ. (703) 712-5000

MICHITECT

LAND DESIGN 200 S. PAYTON STREET ALEXANDRIA, VIRGINIA 22314 ATIN: TADE WILLGER (703) \$49-7784



REVISIONS ACCEPTANCE	DAT

# THE RETREAT AT WESTFIELDS

SULLY DISTRICT FATREAX COUNTY, VIRGINIA

LANDSCAPE TABULATION AND DETAILS

DRAWN BY: DRISIGNED BY: DATE INSUED:	PR PERRUARY 04, 2019
DWG. SCALE	AS SHOWN
308 NO.	VV6065AB
Sett	1.04



\*ARCHITECTURAL ELEVATIONS ARE BEING UPDATED AND WILL BE REPLACED AT A LATER TIME DURING THE REZONING PROCESS.

- ARCHITECTURAL ELEVATIONS SHOWN ARE ILLUSTRATIVE IN NATURE AND ILLUSTRATIVE IN NATURE AND ILLUSTRATIVE IN NATURE AND ILLUSTRATIVE IN NATURE AND ARCHITECTURAL DESIGN AND DETAILING.
  2) THE TYPES OF ARCHITECTURAL AND DECORATIVE ELEMENTS AND FEATURES THAT MAY BE INCLUDED.

ELM STREET COMMUNITIES,LLC 1355 BEVERLY ROAD, SUITE 240 MCLEAN, VA 22101 703-734-9730

LAND USE ATTORNEY.

MCGUIRE WOODS, LLP 1750 TYSONS BOULEVARD, SUITE 1800 TYSONS, VA 22102-4215 ATTN: GREG RIEGLE ESQ. (703) 712-5000

LAND DESIGN 200 S. PAYTON STREET ALEXANDRIA, VIRGINIA 22314 ATTN: TADE WILLGER (703) 549-7784



REVISIONS ACCEPTANCE	DATE
	_

#### THE RETREAT AT WESTFIELDS

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

ARCHITECTURAL IMAGES

DRAWN BY:	
DATE ISSUED:	FEBRUARY 04, 2015
OWS. SCALE	AS SHOWN
X09 40.	VV606SAB
SHEET	1-05

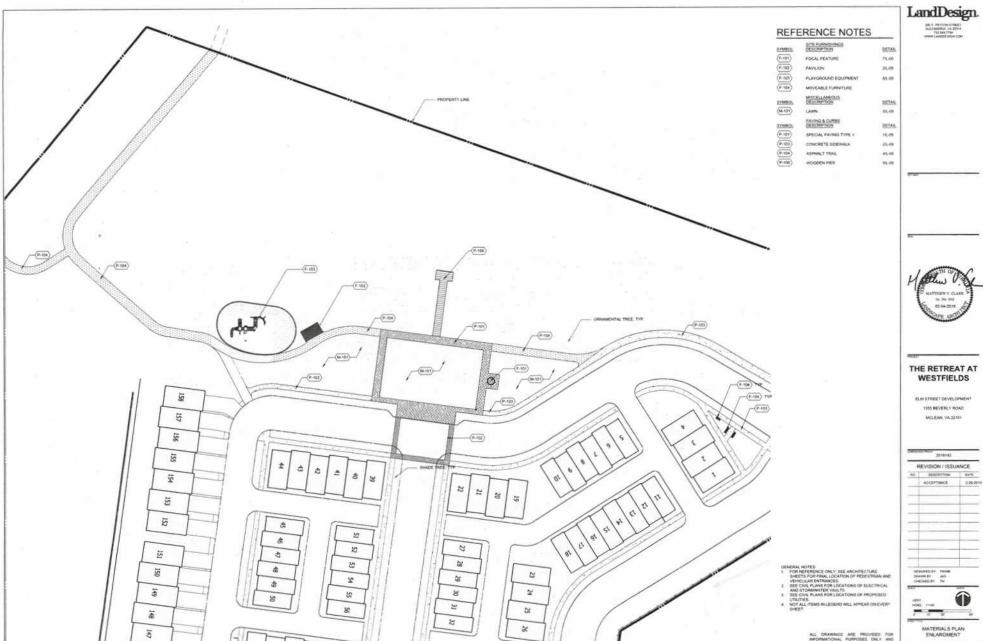




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### THE RETREAT AT

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LandDesign.
2010 PEYTON STREET
ALEANDRIA VA 227-4
775-540-776
WWW LINDSTEED COM

1 SPECIAL PAVING TYPE 1

3 PAVILION PICTORAL



4 ASPHALT TRAIL



5 LAWN L-09 PICTORAL



6 PLAYGROUND SURFACING
PICTORAL

THE RETREAT AT WESTFIELDS

ELM STREET DEVELOPMENT 1355 BEVERLY ROAD MCLEAN, VA 22101



7 FOCAL FEATURE



8 PLAYGROUND EQUIPMENT

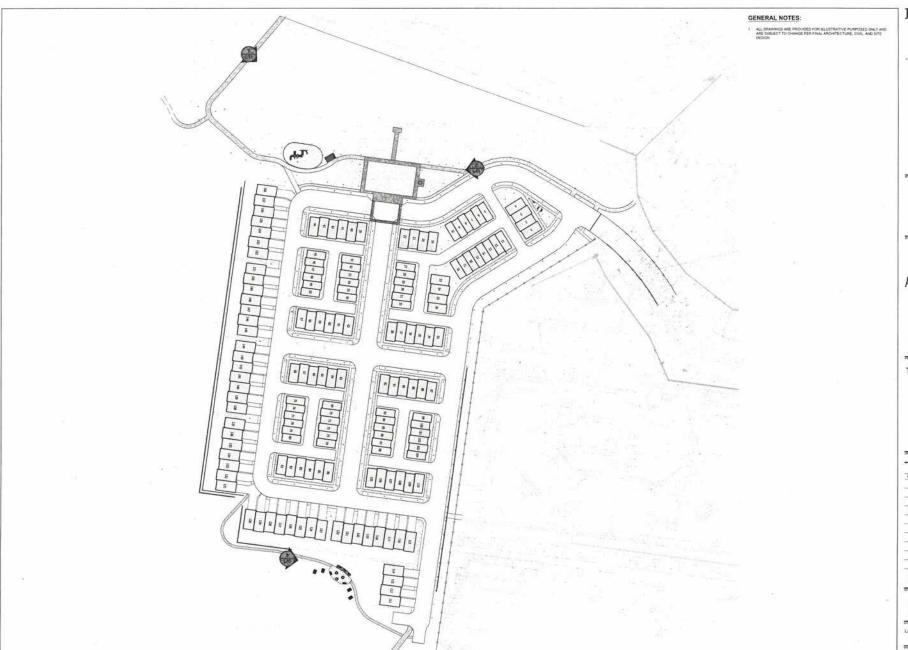


9 WOODEN PIER

DETAILS - HARDSCAPE

L-09

2 CONCRETE SIDEWALK PICTORAL



LandDesign.

700 8. PEYTON ERREST
ALEMANDRIA, VA 2014
100 144 774
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# THE RETREAT AT WESTFIELDS

ELM STREET DEVELOPMENT 1355 BEVERLY ROAD

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LANDSCAPE PERSPECTIVES - OVERALL PLAN

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2 PERSPECTIVE B
PERSPECTIVE

LandDesign.

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# THE RETREAT AT WESTFIELDS

ELM STREET DEVELOPMENT

MCLEAN, VA 22101

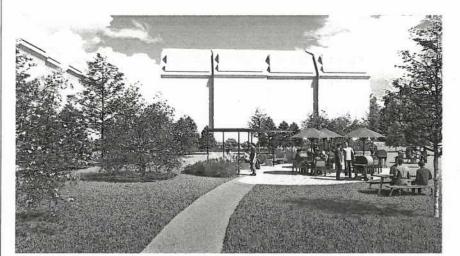
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LANDSCAPE PERSPECTIVES

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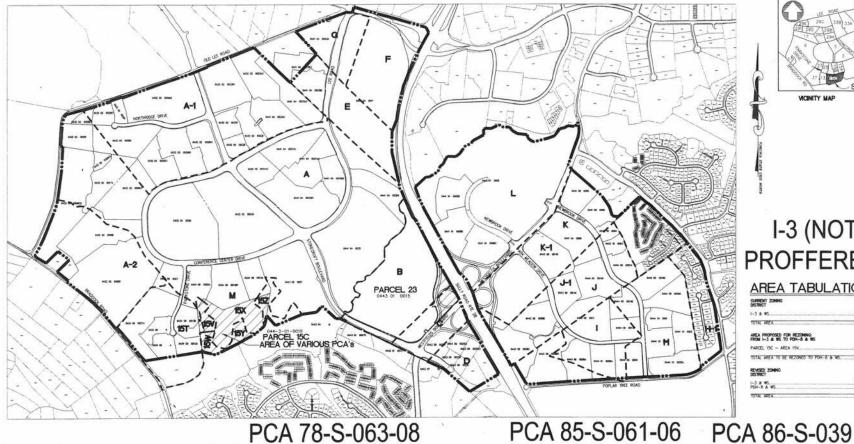
1 PERSPECTIVE A



PERSPECTIVE C

GENERAL NOTES (APPLIES TO ALL DETAILS):

1. PICTORIAL ARE ILLUSTRATIVE IN NATURE AND DOES NOT SUGGEST FINAL DESIGN, PATTERN, OR COLOR CHOICE





ELM STREET COMMUNITIES,LLC 1355 BEVERLY ROAD, SUITE 240

MCLEAN, VA 22101 703-734-9730 LAND LISE ATTORNEY

MCGUIRE WOODS, LLP 1750 TYSONS BOULEVARD SHITE 1800 TYSONS, VA 22102-4215 ATTN: GREG RIEGLE ESQ. (703) 712-5000

LAND DESIGN 200 S. PAYTON STREET ALEXANDRIA, VIRGINIA 22314 ATTN: TADE WILLIGER (703) 549-7784



REVISIONS	DATE
ACCEPTANCE	00/26/2019

### THE RETREAT AT WESTFIELDS

PATRIAY COUNTY, VIRGINGA

PCA PLAT

DRAWN BY: RMC DESIGNED BY: FED DATE ESSUED FEBRUARY ON, 2019 N/A VV606SAB

I-3 (NOT PROFFERED)

### AREA TABULATION:

CLERENT ZOMING DISTRICT	AREA
I-3 ± W5	2.1362 ACRES
TOTAL AREA	2.1362 ACRES
AREA PROPOSED FOR REZONING. FROM 1—3 & NS TO POH—8 & NS	
PARCEL 15C - AREA 15V	21362 ACRES
TOTAL AREA TO BE REZONED TO POH-8 & WS.	21362 ACRES
REWISED ZOMENG DISTRICT	AREA
1-3 & WS. PDH-8 & WS.	0.0000 ACRES 2.1362 ACRES
TAYER DEFT	ALLES TABLE

# PCA 78-S-063-08

### SOURCE NOTE:

THE PROFER PARCE LIMITS SHOWN HEREON ARE APPROXIMATE AND WERE COMPLED FROM CONSYLVE MEDISMATION AND RECORDS AND DOES NOT REPRESENT A FELD RIN BOUNDAY SERVEY. THER CONTRIBUTIONS WERE TABLE FROM A PLAN DITTELD "COMPAND DEED CONTRIBUTION WESTFELDS" PREPARED BY LIBA, LID AND DIRED HEREON STATEMENT PLAN WESTFELDS" PREPARED BY LIBA, LID AND DIRED HEREON STATEMENT PLAN WESTFELDS."

#### **LEGEND**



= AREAS TO BE DELETED WITH THESE PCA's (SEE \*NOTE THIS SHEET)

\*NOTE: SEE SHEET 2 FOR DETAILED METES AND BOUNDS OF AREAS TO BE DELETED IN 3 REZONINGS

= APPROXIMATE LIMITS OF PROFFER PARCELS

#### WAIVERS / MODIFICATIONS REQUIRED

THE APPLICANT HEREBY REQUESTS A VAIVER OF THE GENERALIZED DEVELOPMENT PLAN REQUIREMENT OF THESE PEA'S DUE TO THE FACT THAT PARCELS ARE ONLY BEING REMINED AND ON CHANGES ARE PROPOSED TO THE REMAINING PARCELS.

CALCULATION. TABULATIONS AND DOCUMENTATION FOR THE MESTRIED ZONING (RZ. 78-S-063):.

THE MISTREDS SUBDIVISION WAS A RESULT OF REZIONING APPLICATION 78-5-033 APPROVED BY THE BOARD OF SUPPLYSORS, SUBJECT TO PROFITES WHO HE RESOURCE THAT ARE FROM 1-5, 1-4, 1-4 THESE WAS NO PROFITERED COMPRAINTED DEVELOPMENT PLAN OF UNITED DEVELOPMENT PLAN FOR THE DEVALOPMENT.

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CURRENT ZONING DISTRICT	AREA
1-5 & WS. 1-4 & WS. 1-3 & WS. R-C & WS.	71.12 ACRES 244.14 ACRES 677.79110 ACRES 00.00 ACRES 55.92890 ACRES
TOTAL AREA	1048.98 ADRES

#### AREA PROPOSED FOR REZUNING.

	PARCEL 15C - AREA 15X	_11.07406 ACRE	
	TOTAL AREA TO BE REZONED TO POH-8 & WS.	11.07406 ACRE	
•	A CONTRACT AND ADDRESS.		

REVEIED ZONING DISTRICT	AREA
1-5 A WS	71.12 ACRE
1-4 A WS	244.14 ACRE
1-3 & WS	565.71694 ACRE
R-C & WS	00.00 ACRE 55.92890 ACRE
PDH-8 & WS	11.07406 AORES
TOTAL AREA	TO48 98 ACRE

# GRAPHIC SCALE

### AREA TABULATION:

APEA
43.42766 ACRES
43 42766 ACRES
0.52681 ACRES
0.52681 ACRES
AREA

### 1-3 & W5 POH-8 & W5 \*PCA NOTE

FOR ZONING (RZ 85-S-061):

THE RZ 85-5-061 REZONNO (APPROVED SEPTEMBER 16, 1985) DOES NOT CONTAIN A PROFETEED PLAN, THEREFORE THIS APPLICATION FOR REZONNOW WHICH REMOVES THIS PROCE. FROM THE MINTAL REZONNOW ALLOWS THE RESIDUAL AREA TO CONTINUE TO MEET APPROVED ZONNOW RESURPLANTS STRAUSHED BY THE INITIAL REZONNOW SPECIFICALLY OF PAGE AND THE TOTAL REZONNOW SPECIFICALLY OF REGION TO HELP APPROVED.

...42.900851 ACRES ....0.52681 ACRES

### AREA TABULATION:

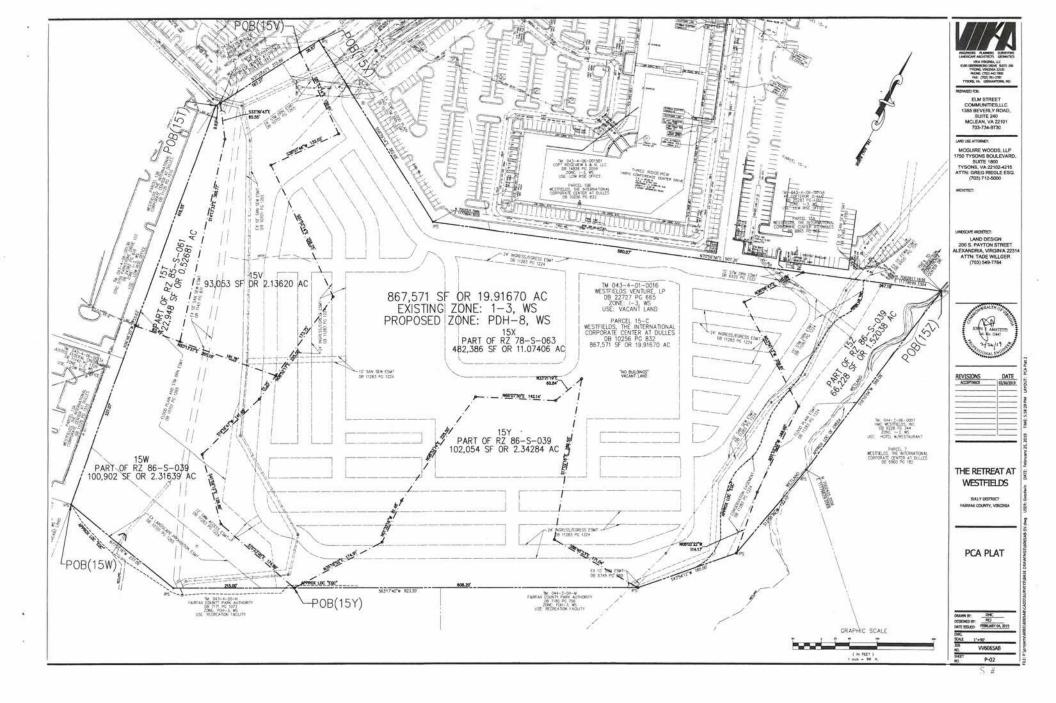
CURRENT ZONING DISTRICT	AREA
1-3 & WS.	10.21 ACRES
TOTAL AREA.	NO 21 ACRES
AREA PROPOSED FOR REZONING: FROM 1-3 & WS TO POH-8 & WS	
PARCEL ISC - AREA 15W. PARCEL 1SC - AREA 15Y. PARCEL 1SC - AREA 15Z.	2.32 ACRES 2.34 ACRES 1.52 ACRES
TOTAL AREA TO BE REZONED TO POH-8 (	WS ETE ACRES
REWISED ZOWING DISTRICT	AREA
-3 A W.	4.03 ACRES

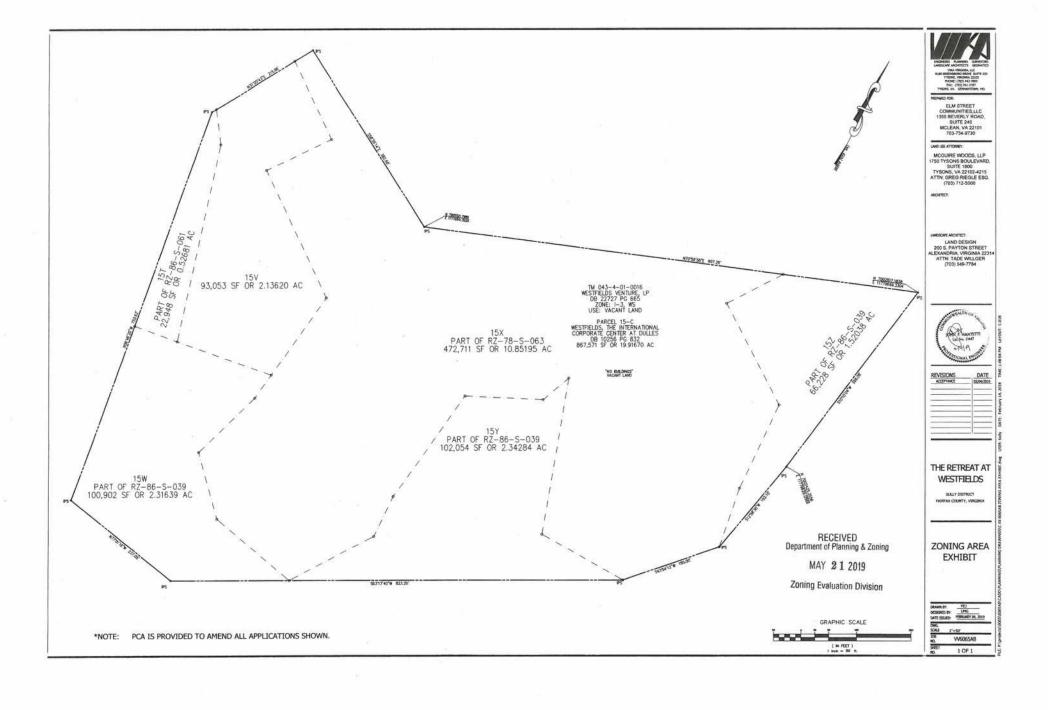
#### \*PCA NOTE FOR ZONING (RZ 86-S-039):

TOTAL AREA

THE RZ 88-5-039 REZONNG (APPROXED JLLY 28, 1985) DOES NOT CONTAIN A PROFFERED PLAN. THEREFORE THIS APPLICATION FOR REZONNOW WHICH REZONNOW HOPE RESPONDED AND THE PROSECUTION FOR RESOURL AREA TO CONTINUE TO MIET APPROVED ZONNO RECOURSMENTS ESTABLISHED BY THE MITAL REZONNOW SPECIFICATION TO THE 1-3 PARCELS.

10.27 ACRES





### **REZONING AFFIDAVIT**

DATE:	FEB - 4 2019	
-	(enter date affidavit is notarized)	

I, Gregory A. Riegle	, do her	eby state that I am an
(enter name of applicant of	or authorized agent)	*
	licant licant's authorized agent listed in Par. 1(a) be	elow
in Application No.(s):		
	ter County-assigned application number(s), e	.g. RZ 88-V-001)
and that, to the best of my knowle	edge and belief, the following information is	true:
owners, contract application,* and, if any o and all ATTORNEYS and behalf of any of the forego  (NOTE: All relationships Multiple relationships may Applicant/Title Owner, e	a listing of the names and addresses of all All PURCHASERS, and LESSEES of the land of the foregoing is a TRUSTEE,** each BEN dependent of the REAL ESTATE BROKERS, and all AGD ong with respect to the application:  It to the application listed above in BOLD print by be listed together, e.g., Attorney/Agent, Courte. For a multiparcel application, list the Tax in the Relationship column.)	d described in the IEFICIARY of such trust, ENTS who have acted on  nt must be disclosed. ontract Purchaser/Lessee,
NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Elm Street Communities, Inc. Agent: James L. Perry Stefanie Z. Smith	1355 Beverly Road, Suite 240 McLean, VA 22101	Applicant/Contract Purchaser of 43-4 ((1)) 16
Westfields Venture LP Agent: Sarah A. Knutson Joseph G. Svatos Daniel C. Pettway	c/o Akridge 601 13th Street, NW, Suite 300N Washington, DC 20005	Title Owner of Tax Map 43-4 ((1)) 16
LandDesign, Inc. Agent: Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent for Applicant
(check if applicable)	[ There are more relationships to be liste continued on a "Rezoning Attachment"	

- In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

I Gregory A. Riegle

T	1	e 1
Page	1	of 1

## Rezoning Attachment to Par. 1(a) FEB - 4 2019

DATE:

	(enter date affidavit is notarized)	
for Application No. (s):		
(ente	er County-assigned application number (s))	* ·
	8	
together, e.g., Attorney/A	pplication are to be disclosed. Multiple relation agent, Contract Purchaser/Lessee, Applicant st the Tax Map Number(s) of the parcel(s) for	t/Title Owner, etc. For a
NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
VIKA Virginia, LLC Agent: Peter L. Rinek	8080 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineer/Agent for Applicant

Maria C. Lashinger

McGuireWoods LLP

Gorove/Slade Associates, Inc.

Agents: Scott E. Adams
Steven M. Mikulic
Jonathan P. Rak
Gregory A. Riegle
Sheri L. Akin
Lori R. Greenlief
Michael D. Van Atta

3914 Centreville Road, Suite 300 Chantilly, VA 20151

1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

Traffic Engineer/Agent for Applicant

Attorney/Agent for Applicant

Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

[ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

### REZONING AFFIDAVIT FEB - 4 2010

	DATE: 120 - 4 2019	
	(enter date affidavit is notarize	ed)
for Application No. (s):	2	
	(enter County-assigned application numb	per(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(<u>NOTE</u>: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

#### CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Elm Street Communities, Inc.
1355 Beverly Road, Suite 240
McLean, VA 22101

### **DESCRIPTION OF CORPORATION:** (check one statement)

- [1] There are 10 or less shareholders, and all of the shareholders are listed below.
- [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- [ ] There are <u>more than 10</u> shareholders, but <u>no shareholder owns 10% or more</u> of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

David D. Flanagan

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

David D. Flanagan, Chairman/President; James L. Perry, VP; Richard D. Entsminger, VP; John M. Clarke, VP; Russell J. McJunkin, VP; Joseph M. Jacobs, VP; Douglas M. Meeker, VP; Michael A. Burlbaugh, VP; David C. Murphy, VP; Jude T. Burke, VP; Jack B. Perkins, VP; Jason A. Wiley, VP; James M. Mobley, VP; Michael Charlton, VP; James R. Krapf, VP; Kathryn L. Kubit, VP; Stephen M. Horne, VP; Jason S. Van Kirk, VP; Lauren B. Bauer, VP; Stefanie Z. Smith, VP; Douglas M. Flanagan, VP/Asst. Sec; [CONT'D]

(check if applicable) [1] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

		DATE:	FEB - 4 2019	9	
			enter date affidavit	is notarized)	
for Application	on No. (s):		1 1.	. 1 ()	<u>s</u> .
		(enter County	y-assigned applicat	ion number (s))	
	nunities, Inc. [CON ad, Suite 240		: (enter complete na	ame, number, street, c	ity, state, and zip code)
<b>DESCRIPTIO</b> [ ] [ ]	There are 10 c There are mor class of stock There are mor	or less shareholder than 10 shareholders than 10 sh	olders, and all of the s rporation are listed be	older owns 10% or mo	10% or more of any
NAMES OF T	THE SHAREH	OLDER: (enter	first name, middle i	nitial, and last name)	
				#1	
NAME & ADI	DESCOR CO	DROD A TION.			
LandDesign, Inc. 200 S. Peyton Stre Alexandria, VA 2	eet	RPORATION:	enter complete name	e, number, street, city	, state, and zip code)
DESCRIPTIO		RATION: (chec			
[ ] [ <b>v</b> ]				eholders are listed be shareholders owning	
[6]			poration are listed be		1070 of more of any
[]			lders, but <u>no shareho</u> ion, and <u>no shareholo</u>	older owns 10% or moders are listed below.	ore of any class
NAMES OF T	HE SHAREHO	OLDERS: (enter	first name, middle in	nitial, and last name)	
Peter R. Crowley Dale C. Stewart			068	*	
NAMES OF C	OFFICERS &	DIRECTORS: cretary, Treasure	(enter first name, mic	ddle initial, last name	, and title, e.g.

There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

(check if applicable)

[1]

Rezoning Attachment to Par. 1(b) FEB - 4 2019 DATE: (enter date affidavit is notarized) for Application No. (s): (enter County-assigned application number (s)) NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) VIKA Virginia, LLC 8180 Greensboro Drive, Suite 200 Tysons, VA 22102 **DESCRIPTION OF CORPORATION:** (check one statement) There are 10 or less shareholders, and all of the shareholders are listed below. [] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below. There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below. NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name) Kyle U. Oliver John F. Amatetti P. Christopher Champagne Charles A. Irish, Jr. Robert R. Cochran Michael D. Benton Edmund J. Ignacio Mark G. Morelock NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.) NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) Gorove/Slade Associates, Inc. 3914 Centreville Road, Suite 330 Chantilly, VA 20151 **DESCRIPTION OF CORPORATION:** (check <u>one</u> statement) There are 10 or less shareholders, and all of the shareholders are listed below. There are more than 10 shareholders, and all of the shareholders owning 10% or more of any [] class of stock issued by said corporation are listed below. There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below. NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name) Christopher M. Tacinelli Tushar A. Awar Chad A. Baird

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [

There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Daniel B. VanPelt Erwin N. Andres

FEB - 4 2019

	DATE:
C A1:+:-	(enter date affidavit is notarized)
for Application	(enter County-assigned application number (s))
DESCRIPTION	ON OF CORPORATION: (check one statement)
[/] []	There are 10 or less shareholders, and all of the shareholders are listed below.  There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.
NAMES OF T	THE SHAREHOLDER: (enter first name, middle initial, and last name)
(2) Alcion Real E	state Partner Master Fund II, LP
NAME & ADI	DRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
	N OF CORPORATION: (check <u>one</u> statement)  There are 10 or less shareholders, and all of the shareholders are listed below.
[]	There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
	There are <u>more than 10</u> shareholders, but <u>no shareholder owns 10% or more</u> of any class of stock issued by said corporation, and <u>no shareholders are listed below</u> .
NAMES OF T	HE SHAREHOLDERS: (enter first name, middle initial, and last name)
	OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. e-President, Secretary, Treasurer, etc.)
(check if applica	There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

### REZONING AFFIDAVIT

DATE: FEB - 4 2019

(enter date affidavit is notarized)

for Ar	pplication No. (s):	
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====		
1(c).	The following constitutes	a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

#### PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable)

[] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

### Equity Partners of McGuireWoods LLP

Adams, John D.	Barrett, John M.	Brenner, Irving M.
Allen, Joel S.	Becker, Scott L.	Brooks, Edwin E.
Anderson, Arthur E., II	Beldner, Sabrina A.	Brose, R. C.
Anderson, James M., III	Bell, Craig D.	Browning, Jeffrey K.
Anderson, Mark E.	Bilik, R. E.	Burk, Eric L.
Atty, Lisa A.	Bittman, Robert J.	Busch, Stephen D.
Austin, Bradley S.	Blank, Jonathan T.	Callahan, Timothy P.
Bagley, Terrence M.	Boardman, J. K.	Carter, Jean G.
Bancroft, Josiah A.	Brackett, Alexander J.	Cason, Alan C.
Barger, Brian D.	Brantley, Bryan C.	Chaffin, Rebecca S.

(check if applicable) [7] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

9 28	DATE: FEB -	4 2019	
for Application No. (s):	(enter date	affidavit is notarized)	
101 Application 110. (3)	(enter County-assigned	application number (s))	

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [1] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Chapman, Jeffrey J. Checkovich, Tennille J. Clark, Jeffrey C. Cockrell, Geoffrey C. Collins, Darren W. Cook, Jason W. Covington, Peter J. Cramer, Robert W. Cromwell, Richard J. Croteau, Anne E. Culbertson, Craig R. Daglio, Michael R. Davey, Joshua D. De Ridder, Patrick A. deVyver, Kristopher I. DiMattia, Michael J. Dossa, Mehboob R. Downing, Scott P. Ensing, Donald A. Evans, Gregory L. Evans, Jason D. Ey, Douglas W., Jr. Farrell, Thomas M. Feller, Howard (nmi) Finger, Jon W.

Finkelson, David E. Flannery, Diane P. Foley, Douglas M. Fox, Charles D., IV Franchina, David A. Frank, Hannah T. Fratkin, Bryan A. Freedlander, Mark E. French, Taylor W. Fuhr, Joy C. Gambill, Michael A. Glassman, Margaret M. Gold, Stephen (nmi) Goydan, William E. Grant, Richard S. Greene, Adam J. Greene, Christopher K. Greenspan, David L. Greis, Jason S. Grieb, John T. Griset, Jill C. Haas, Cheryl L. Hackett, Mary J. Hampton, Charles B. Hardey, Kate W.

Harmon, Jonathan P. Harmon, T. C. Hartsell, David L. Hatch, Benjamin L. Hatcher, J. K. Hayden, Patrick L. Hayes, Dion W. Hedrick, James T., Jr. Hilton, Robert C. Horne, Patrick T. Hornyak, David J. Hosmer, Patricia F. Howard, Justin D. Hughes, John L., Jr. Jackson, J. B. Jewett, Bryce D., III Justus, J. B. Kahn, Brian A. Kane, Matthew C. Kannensohn, Kimberly J. Katsantonis, Joanne (nmi) Keeler, Steven J. Keene, D. B. Kelly, Brian J. Kilpatrick, Gregory R.

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for Application No. (s):	4	3
-	(enter Co	ounty-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

1

(check if applicable)

The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

McDonald, John G.

Kinghorn, Mark W. Kobayashi, Naho (nmi) Konia, Charles A. Kromkowski, Mark A. Krueger, Kurt J. Kutrow, Bradley R. La Fratta, Mark J. Lamb, Douglas E. Lapp, David R. Lias-Booker, Ava E. Link, Vishwa B. Little, Nancy R. Lukitsch, Bethany G. Maddock, John H., III Madriz, Yasser A. Mandel, Michael D. Manning, Amy B. Marshall, Harrison L., Jr. Marsico, Leonard J. Martin, Cecil E., III Martin, George K. Martinez, Peter W. Mathews, Eugene E., III Mayberry, William C. McCollough, Aaron G. McCormick, Durham C., Jr.

McFarland, Robert W. McGinnis, Kevin A. McIntyre, Charles W. McKinnon, Michele A. McLean, David P. McNab, S. K. McRill, Emery B. Michalik, Christopher M. Miles, Perry W., IV Milianti, Peter A. Moldovan, Victor L. Muckenfuss, Robert A. Mullins, Patrick T. Nahal, Hardeep S. Namazie, Hamid R. Natarajan, Rajsekhar (nmi) Neale, James F. Nesbit, Christopher S. Newberg, Brad R. O'Grady, John B. Older, Stephen E. Oostdyk, Scott C. Padgett, John D. Perzek, Philip J. Peyton, Daniel L.

Phillips, Michael R. Powell, David C. Pumphrey, Brian E. Purpura, Ryan T. Pusateri, David P. Rak, Jonathan P. Reid, Joseph K., III Reidy, David S. Richardson, David L. Riegle, Gregory A. Riley, James B., Jr. Riopelle, Brian C. Roach, Derek A. Roberts, Manley W. Rogers, Marvin L. Rohman, Thomas P. Rowan, J.P. Rusher, Mary Nash K. Russo, Angelo M. Rust, Dana L. Sanderson, William I. Satterwhite, Rodney A. Scheurer, Philip C. Sellers, Jane W. Sethi, Akash D. Simmons, L. D., II

(check if applicable) []

	DATE:	FEB - 4 2019		
for Application No. (s):		(enter date affidavit is notarized)	)	
	(enter Coun	ty-assigned application number	(s))	

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Spitz, Joel H. Vance, Robin C. Spitzer, Mark A. Vaughn, Scott P. Stallings, Thomas J. Viola, Richard W. Stearman, Jennifer J. Visconsi Law Corporation, John R.\* Steen, Bruce M. Walker, Barton C. Walker, John T., IV Steggerda, Todd R. Stone, Jacquelyn E. Walker, W. K., Jr. Swan, David I. Walsh, Amber M. Swett, Brian I. Westwood, Scott E. Symons, Noel H. Whelpley, David B., Jr. Szurley, Peter S. White, Harry R., III Tarry, Samuel L., Jr. Wilburn, John D. Taylor, R. T. Williams, Steven R. Thanner, Christopher J. Woodard, Michael B. Thomas, Gerald V., II Wren, Elizabeth G. Thornhill, James A. Zahn, Thomas E. Tysse, G. W.

\*Does not own 10% or more of McGuireWoods LLP

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PARTNERSHIP NAME &	ADDRESS	S: (enter complet	e name & numb	er, street, ci	ty, state & z	ip code)
Westfields Venture, LP					#SES	
c/o Akridge						
601 13th Street, NW Sutie 300 N Washington, DC 20005						
(check if applicable) [ ]	The abov	e-listed partnersh	ip has <u>no limited</u>	d partners.		
NAMES AND TITLES OF General Partner, Limited P				le initial, las	st name, and	title, e.g.,
General Partner:		*				
Alcion Westfields GP, LLC						
Limited Partner:				· =		
Alcion Westfields Holdings, LLC						
(1) Alcion Westfields Investors, LLC						
Alcion Real Estate Partners Strategic Parallel Fund II, L.P.						
Akridge Administrative Partner, LLC		¥				
JACo Westfields Investors, LLC	67					

	Rez	Johnny Attachine	nt to rar. 1(c	,	
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for Application No. (s):					
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PARTNERSHIP NAME &	ADDRESS	: (enter complete	name & num	ber, street, city	, state & zip code)
(2) Alcion Real Estate Partners Maste One Post Office Square Suite 3150 Boston MA 02109					,
(check if applicable) [ ]	The above	-listed partnership	has <u>no limite</u>	ed partners.	
NAMES AND TITLES OF T General Partner, Limited Pa					name, and title, e.g.
General Partner:					
Alcion Capital II, LP					
Limited Partner:					
<ul> <li>(3) Alcion Real Estate Partners         Tax-Exempt Parallel Fund II, LP</li> <li>(4) Alcion Realte Estate Partners Taxa         Parallell Fund II, LP</li> <li>(5) Alcion Real Estate Partners II, LP</li> </ul>	able	a			

	DATE:	FE	B - 4 2019			
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for Application No. (s):						
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PARTNERSHIP NAME & A (3) Alcion Real Estate Partners Tax-Ex One Post Office Square Suite 3150 Boston MA 02109			ete name & num	ber, street, city	, state & zip code)	
(check if applicable) [ ]	The above	e-listed partner	ship has <u>no limit</u>	ed partners.		
NAMES AND TITLES OF T	THE PART	NERS: (ente	r first name, mid	ldle initial, last	name, and title, e.g.	,
General Partner, Limited Pa	rtner, or C	General and L	imited Partner)	)		
General Partner:		ne of the entities of Title Owner.	wn 10% or more of			
Alcion Capital II, LP	inc	Title Owner.				
Limited Partner:						
Board of Regents of The University of Texas System Arizona State Reitrement System Arizona PSPRS Trust The University of Chicago						
Casey Family Programs TIFF Realty and Resources 2008, LLC Trustees of Tufts College University of Oregon Foundation			H 5.			
Salvation Army - A New York Corpor Smithsonian Institution The Salvation Army, an Illinois Corporation	ation					
LICR Fund, Inc. Soka University of America						
The Seattle Foundation University of Louisville Foundation, Ir	nc.					
Sidley Austin Master Pension Trust Silicon Valley Community Foundation Long Term Pool	ı					
Virginia G. Piper Charitable Trust Wenner-Gren Foundation for						
Anthropological Research, Inc. Kesller Foundation Alcion Capital Parallel II, LP						
Highland Street Connection Silicon Valley Community Foundation Endowment Pool	Ĭ	ta				
Dynasty Acquisition Vehicle, L.P. MREP SCIF - INVS Rosa, L.P. MREP SCIF - INVS SEC 4, L.P. Metropolitan Real Estate TPSF Partner	rs,					
L.P				1D 1/ \ '	. 10 1	
(check if applicable) [/]			p information an o Par. 1(c)" form		ontinued further on a	1

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PARTNERSHIP NAM	ME & ADDRES	SS: (enter comple	ete name & numl	ber, street, city,	state & zip code)
(4) Alcion Real Estate Partne One Post Office Square Suite 3150 Boston MA 02109	ers Taxable Parallel F	fund II, LP		12	1°
(check if applicable)	[ ] The abo	ve-listed partners	hip has <u>no limite</u>	ed partners.	
NAMES AND TITLE General Partner, Lim					name, and title, e.g.,
General Partner:					
Alcion Capital II, LP					
Limited Partner:					
Gresham Real Estate partners	s III, LP				
SFT Real Estate LLC (2011)					
IGXG Management LLC-Ser					
MF Realty Investmentes LLC					
BBR Real Estate (II), LP Ronald Family Trust C					
Frances C. Searle Charitable Partnership	Trusts				
John G. Searle Charitable Tru	ist Partnership				
Tower Hill Non Marketable I					
Verdis Real Estate Master Fu	nd, LLC				
Nelson A. Rockefeller, Jr. c/o	The Ayco				

None of the entities own 10% or more of the Title Owner.

Valley Spring Mutual Trust LLC

Company

Thomas J. Mizo Trust

	DATE:	FEB - 4 2019			
		er date affidavit is	notarized)		
for Application No. (s):	(enter County-2	assigned application	n number (s))		
	(enter county-a	issigned application	ii iiuiiioci (3))		
PARTNERSHIP NAME &		ter complete name	& number, st	reet, city, state	e & zip code)
(5) Alcion Real Estate Partners II, 1 One Post Office Square Suite 3120 Boston MA 02109	LP				
	The chance lists		1::t	tu a ua	
(check if applicable) [ ]	The above-fiste	d partnership has <u>i</u>	io iimited par	<u>ners</u> .	
NAMES AND TITLES OF General Partner, Limited		2.70		tial, last name	, and title, e.g.,
General Partner:					
Alcion Capital II, LP					¥
Limited Partner: Dynasty Acquisition Vehicle, L.P. MREP SCIF - INVS Rosa, L.P. MREP SCIF - INVS SEC4, L.P. Metropolitan Real Estate TPSF Par	tners,				
L.P.					
None of the entities own 10% or me	ora of			fit	
the Title Owner.	ore or				
1989					
(check if applicable) []		eartnership information chment to Par. 1(c		1(c) is continu	ned further on a

	REZONING AFFIDAVIT							
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for Ar	nlicati	on No. (s):						
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1(d).	One	of the following	boxes mu	st be checked:				======
					1 1/ > 1/1>	11/ > 1	1 6 11	
	[]	of any and all o	ther indiv of a trust	iduals who own 10% or more o	in the aggregat of the APPLICA	te (directly and	e, the following is d as a shareholder OWNER, CON	, partner,
					έ.		35.	
	[/]	aggregate (direc	ctly and as	a shareholder,	partner, and ber	neficiary of a t	o individual owns rust) 10% or mor LESSEE* of the	e of the
2.	his o	r her immediate	household ership of s	owns or has an	y financial inter	rest in the subj	mission, or any meet land either rough an interest	
((8))	EXC	CEPT AS FOLL	OWS: (N	OTE: If answe	er is none, enter	"NONE" on	the line below.)	
	NONE	3						
	(chec	ck if applicable)	to at	There are more "Rezoning Atta			2 is continued on	а

### REZONING AFFIDAVIT

DATE: \_

FEB - 4 2019

(enter date affidavit is notarized)

for A	Application No. (s):
3.	(enter County-assigned application number(s))  That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or share of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.  EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
	NONE
	**
	(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)
2	(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.
4.	That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.
WIT	NESS the following signature:
	(check one) [ ] Applicant [ ] Applicant's Authorized Agent
	Gregory A. Riegle, Esquire (type or print first name, middle initial, last name, and title of signee)
	cribed and sworn to before me this <u>uth</u> day of <u>February</u> 20 19, in the State/Comm.  Virginia , County/Gity of <u>Fairfax</u> Mule E. Chre  Notary Public
8.64	Grace E. Chae Commonwealth of Virginia Notary Public Commission No. 7172971

# 4/1. 60 20 Ella 5/21/19

### REZONING AFFIDAVIT

PATE: FEB - 4 2019

(enter date affidavit is notarized)

I, Gregory A. Riegie	, do here	eby state that I am an
(enter name of applicant or	authorized agent)	
1.1am ( 1 m m m m m m m m m m m m m m m m m	icant icant's authorized agent listed in Par. 1(a) be	elow
in Application No.(s):		
(ente	er County-assigned application number(s), e.	g. RZ 88-V-001)
and that, to the best of my knowled	dge and belief, the following information is t	rue:
owners, contract application,* and, if any of and all ATTORNEYS and behalf of any of the foregor  (NOTE: All relationships Multiple relationships may Applicant/Title Owner, et	I listing of the names and addresses of all AP PURCHASERS, and LESSEES of the land the foregoing is a TRUSTEE,** each BEN REAL ESTATE BROKERS, and all AGE ing with respect to the application:  to the application listed above in BOLD print be listed together, e.g., Attorney/Agent, Cott. For a multiparcel application, list the Tax in the Relationship column.)	I described in the EFICIARY of such trust, ENTS who have acted on  at must be disclosed.  ontract Purchaser/Lessee,
NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Elm Street Communities, Inc. Agent: James L. Perry Stefanie Z. Smith	1355 Beverly Road, Suite 240 McLean, VA 22101	Applicant/Contract Purchaser of 43-4 ((1)) 16
Westfields Venture LP Agent: Sarah A. Knutson Joseph G. Svatos Daniel C. Pettway	c/o Akridge 601 13th Street, NW, Suite 300N Washington, DC 20005	Title Owner of Tax Map 43-4 ((1)) 16
LandDesign, Inc. Agent: Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent for Applican

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

There are more relationships to be listed and Par. 1(a) is

continued on a "Rezoning Attachment to Par. 1(a)" form.

\*\* List as follows: <u>Name of trustee</u>, Trustee for (<u>name of trust</u>, <u>if applicable</u>), for the benefit of: (<u>state name of each beneficiary</u>).

[1]

(check if applicable)

D	1	- c 1
Page		of 1

DA	TE: FEB - 4 2019	
for Application No. (s):	(enter date affidavit is notarized)	
	er County-assigned application number (s))	
together, e.g., Attorney/A	pplication are to be disclosed. Multiple relatio <b>Agent, Contract Purchaser/Lessee, Applican</b> ist the Tax Map Number(s) of the parcel(s) for	t/Title Owner, etc. For a
NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
VIKA Virginia, LLC Agent: Peter L. Rinek	8080 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineer/Agent for Applicant
Gorove/Slade Associates, Inc. Maria C. Lashinger	3914 Centreville Road, Suite 300 Chantilly, VA 20151	Traffic Engineer/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams Steven M. Mikulic Jonathan P. Rak Gregory A. Riegle Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent

(check if applicable)

[]

Michael D. Van Atta

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Planner/Agent

# REZONING AFFIDAVIT

	DATE: 2013	
	(enter date affidavit is notarized)	
for Application No. (s):		<u> </u>
101 Application 110. (3).	(enter County-assigned application number(s))	

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(<u>NOTE</u>: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

### CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Elm Street Communities, Inc.
1355 Beverly Road, Suite 240
McLean, VA 22101

### **DESCRIPTION OF CORPORATION:** (check one statement)

- [1] There are 10 or less shareholders, and all of the shareholders are listed below.
- [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- [ ] There are <u>more than 10</u> shareholders, but <u>no shareholder owns 10% or more</u> of any class of stock issued by said corporation, and <u>no shareholders are listed below.</u>

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

David D. Flanagan

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

David D. Flanagan, Chairman/President; James L. Perry, VP; Richard D. Entsminger, VP; John M. Clarke, VP; Russell J. McJunkin, VP; Joseph M. Jacobs, VP; Douglas M. Meeker, VP; Michael A. Burlbaugh, VP; David C. Murphy, VP; Jude T. Burke, VP; Jack B. Perkins, VP; Jason A. Wiley, VP; James M. Mobley, VP; Michael Charlton, VP; James R. Krapf, VP; Kathryn L. Kubit, VP; Stephen M. Horne, VP; Jason S. Van Kirk, VP; Lauren B. Bauer, VP; Stefanie Z. Smith, VP; Douglas M. Flanagan, VP/Asst. Sec; [CONT'D]

(check if applicable) [7] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

D/	ATE: FEB - 4 2019
	(enter date affidavit is notarized)
n No. (s):	
(en	nter County-assigned application number (s))
unities, Inc. [CONT'D] d, Suite 240	ORATION: (enter complete name, number, street, city, state, and zip code)
There are 10 or less There are more than class of stock issued There are more than	rion: (check <u>one</u> statement) shareholders, and all of the shareholders are listed below.  10 shareholders, and all of the shareholders owning 10% or more of any display said corporation are listed below.  10 shareholders, but <u>no shareholder owns 10% or more</u> of any class of corporation, and <u>no shareholders are listed below</u> .
HE SHAREHOLD	<b>DER:</b> (enter first name, middle initial, and last name)
et	RATION: (enter complete name, number, street, city, state, and zip code)
	(ON: (About on statement)
	ON: (check one statement) shareholders, and all of the shareholders are listed below.
There are more than	
THE PARTY OF THE P	10 shareholders, and all of the shareholders owning 10% or more of any
class of stock issued There are more than	by said corporation are listed below.  10 shareholders, but no shareholder owns 10% or more of any class
class of stock issued There are more than of stock issued by sa	by said corporation are listed below.
	DRESS OF CORPORATION

There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

[/]

(check if applicable)

	DATE: FEB - 4 2019
	(enter date affidavit is notarized)
for Application	
	(enter County-assigned application number (s))
NAME & ADI VIKA Virginia, Ll 8180 Greensboro I Tysons, VA 2210	Drive, Suite 200
DESCRIPTIO	N OF CORPORATION: (check one statement)
[/]	There are 10 or less shareholders, and all of the shareholders are listed below.
[]	There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[]	There are <u>more than 10</u> shareholders, but <u>no shareholder owns 10% or more</u> of any class of stock issued by said corporation, and <u>no shareholders are listed below</u> .
	HE SHAREHOLDER: (enter first name, middle initial, and last name)
John F. Amatetti	Kyle U. Oliver P. Christopher Champagne
Charles A Trich Ir	
Robert R. Cochran Mark G. Morelock ————————————————————————————————————	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)
Robert R. Cochran Mark G. Morelock NAMES OF O President, Vice-	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)
NAME & ADD Gorove/Slade Asso	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)  RESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) ciates, Inc. and, Suite 330
NAMES OF O President, Vice- NAME & ADD Gorove/Slade Assor 3914 Centreville Ro Chantilly, VA 2013	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)  RESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) ciates, Inc. and, Suite 330
NAMES OF O President, Vice- NAME & ADD Gorove/Slade Asso 3914 Centreville Ro Chantilly, VA 2013	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)  RESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) ciates, Inc. and, Suite 330 51  I OF CORPORATION: (check one statement)
NAMES OF O President, Vice- NAME & ADD Gorove/Slade Assor 3914 Centreville Ro Chantilly, VA 2013	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)  RESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) ciates, Inc. add, Suite 330  OF CORPORATION: (check one statement) There are 10 or less shareholders, and all of the shareholders are listed below. There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
NAMES OF O President, Vice- NAMES ADD Gorove/Slade Asso 3914 Centreville Ro Chantilly, VA 201:  DESCRIPTION  [/]  []	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)  RESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) ciates, Inc. and, Suite 330  I OF CORPORATION: (check one statement) There are 10 or less shareholders, and all of the shareholders are listed below. There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
NAME & ADD Gorove/Slade Asso (Spidentilly, VA 2013)  DESCRIPTION  [/]	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)  RESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) ciates, Inc. add, Suite 330  OF CORPORATION: (check one statement) There are 10 or less shareholders, and all of the shareholders are listed below. There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
NAMES OF O President, Vice- NAME & ADD Gorove/Slade Assoratilly, VA 201:  DESCRIPTION  [/]  []	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)  RESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) ciates, Inc. and, Suite 330  FOF CORPORATION: (check one statement)  There are 10 or less shareholders, and all of the shareholders are listed below.  There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.
NAMES OF THE	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)  RESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) ciates, Inc. and, Suite 330  FOR CORPORATION: (check one statement)  There are 10 or less shareholders, and all of the shareholders are listed below.  There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.  There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.  The SHAREHOLDERS: (enter first name, middle initial, and last name)
NAME & ADD Gorove/Slade Assorting 3914 Centreville Re Chantilly, VA 2013  DESCRIPTION  [/]  []	Michael D. Benton Edmund J. Ignacio  FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Secretary, Treasurer, etc.)  RESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) ciates, Inc. and, Suite 330  FOR CORPORATION: (check one statement)  There are 10 or less shareholders, and all of the shareholders are listed below.  There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.  There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.  The SHAREHOLDERS: (enter first name, middle initial, and last name)

There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

[1]

(check if applicable)

		DATE:	FEB - 4 2019
0			(enter date affidavit is notarized)
for Application	on No. (s): _	(onton Co	ounty-assigned application number (s))
		(enter Co	dunty-assigned application number (s))
NAME & AD (1) Alcion Westf One Post Office Suite 3150 Boston MA 0210	ields Investors, L Square		ION: (enter complete name, number, street, city, state, and zip code)
DESCRIPTIO [/] []	There are 10 There are me class of stock There are me	or less shareh ore than 10 sha k issued by said ore than 10 sha	(check <u>one</u> statement)  nolders, and all of the shareholders are listed below.  reholders, and all of the shareholders owning 10% or more of any d corporation are listed below.  reholders, but <u>no shareholder owns 10% or more</u> of any class of ation, and <u>no shareholders are listed below</u> .
NAMES OF	THE SHARE	HOLDER: (6	enter first name, middle initial, and last name)
(2) Alcion Real E	,		
NAME & ADI	DRESS OF CO	ORPORATIO	N: (enter complete name, number, street, city, state, and zip code)
DESCRIPTIO	N OF CORPO	DRATION: (6	check one statement)
[]	There are 10	or less shareho	olders, and all of the shareholders are listed below.
[]			reholders, and all of the shareholders owning 10% or more of any d corporation are listed below.
[]	There are mo	ore than 10 shar	reholders, but <u>no shareholder owns 10% or more</u> of any class poration, and <u>no shareholders are listed below</u> .
NAMES OF T	HE SHAREH	OLDERS: (er	nter first name, middle initial, and last name)
NAMES OF ( President, Vice			RS: (enter first name, middle initial, last name, and title, e.g. asurer, etc.)
			a a second
(check if applica	able) []		ore corporation information and Par. 1(b) is continued further on a Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)

#### REZONING AFFIDAVIT

	DATE: _	FEB - 4 2019			
		(enter date affidavit is notarized)			

	(enter County-assigned application number(s))
1(c).	The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED. in

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

#### PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

for Application No. (s):

(check if applicable)

[ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

#### Equity Partners of McGuireWoods LLP

Adams, John D.	Barrett, John M.	Brenner, Irving M.
Allen, Joel S.	Becker, Scott L.	Brooks, Edwin E.
Anderson, Arthur E., II	Beldner, Sabrina A.	Brose, R. C.
Anderson, James M., III	Bell, Craig D.	Browning, Jeffrey K.
Anderson, Mark E.	Bilik, R. E.	Burk, Eric L.
Atty, Lisa A.	Bittman, Robert J.	Busch, Stephen D.
Austin, Bradley S.	Blank, Jonathan T.	Callahan, Timothy P.
Bagley, Terrence M.	Boardman, J. K.	Carter, Jean G.
Bancroft, Josiah A.	Brackett, Alexander J.	Cason, Alan C.
Barger, Brian D.	Brantley, Bryan C.	Chaffin, Rebecca S.

(check if applicable) [7] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

	DATE:	FEB - 4 2019	
for Application No. (s):	(	enter date affidavit is notarized)	
.epp	(enter Coun	ty-assigned application number (s))	_

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [1] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Chapman, Jeffrey J. Checkovich, Tennille J. Clark, Jeffrey C. Cockrell, Geoffrey C. Collins, Darren W. Cook, Jason W. Covington, Peter J. Cramer, Robert W. Cromwell, Richard J. Croteau, Anne E. Culbertson, Craig R. Daglio, Michael R. Davey, Joshua D. De Ridder, Patrick A. deVyver, Kristopher I. DiMattia, Michael J. Dossa, Mehboob R. Downing, Scott P. Ensing, Donald A. Evans, Gregory L. Evans, Jason D. Ey, Douglas W., Jr. Farrell, Thomas M. Feller, Howard (nmi) Finger, Jon W.

Finkelson, David E. Flannery, Diane P. Foley, Douglas M. Fox, Charles D., IV Franchina, David A. Frank, Hannah T. Fratkin, Bryan A. Freedlander, Mark E. French, Taylor W. Fuhr, Joy C. Gambill, Michael A. Glassman, Margaret M. Gold, Stephen (nmi) Goydan, William E. Grant, Richard S. Greene, Adam J. Greene, Christopher K. Greenspan, David L. Greis, Jason S. Grieb, John T. Griset, Jill C. Haas, Cheryl L. Hackett, Mary J. Hampton, Charles B. Hardey, Kate W.

Harmon, Jonathan P. Harmon, T. C. Hartsell, David L. Hatch, Benjamin L. Hatcher, J. K. Hayden, Patrick L. Hayes, Dion W. Hedrick, James T., Jr. Hilton, Robert C. Horne, Patrick T. Hornyak, David J. Hosmer, Patricia F. Howard, Justin D. Hughes, John L., Jr. Jackson, J. B. Jewett, Bryce D., III Justus, J. B. Kahn, Brian A. Kane, Matthew C. Kannensohn, Kimberly J. Katsantonis, Joanne (nmi) Keeler, Steven J. Keene, D. B. Kelly, Brian J. Kilpatrick, Gregory R.

	DATE:	FEB - 4 2019	
for Application No. (s):	- N	(enter date affidavit is notarized)	
	(enter Cour	nty-assigned application number (s))	_

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [1] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

McDonald, John G.

Kinghorn, Mark W. Kobayashi, Naho (nmi) Konia, Charles A. Kromkowski, Mark A. Krueger, Kurt J. Kutrow, Bradley R. La Fratta, Mark J. Lamb, Douglas E. Lapp, David R. Lias-Booker, Ava E. Link, Vishwa B. Little, Nancy R. Lukitsch, Bethany G. Maddock, John H., III Madriz, Yasser A. Mandel, Michael D. Manning, Amy B. Marshall, Harrison L., Jr. Marsico, Leonard J. Martin, Cecil E., III Martin, George K. Martinez, Peter W. Mathews, Eugene E., III Mayberry, William C. McCollough, Aaron G. McCormick, Durham C., Jr.

McFarland, Robert W. McGinnis, Kevin A. McIntyre, Charles W. McKinnon, Michele A. McLean, David P. McNab, S. K. McRill, Emery B. Michalik, Christopher M. Miles, Perry W., IV Milianti, Peter A. Moldovan, Victor L. Muckenfuss, Robert A. Mullins, Patrick T. Nahal, Hardeep S. Namazie, Hamid R. Natarajan, Rajsekhar (nmi) Neale, James F. Nesbit, Christopher S. Newberg, Brad R. O'Grady, John B. Older, Stephen E. Oostdyk, Scott C. Padgett, John D. Perzek, Philip J. Peyton, Daniel L.

Phillips, Michael R. Powell, David C. Pumphrey, Brian E. Purpura, Ryan T. Pusateri, David P. Rak, Jonathan P. Reid, Joseph K., III Reidy, David S. Richardson, David L. Riegle, Gregory A. Riley, James B., Jr. Riopelle, Brian C. Roach, Derek A. Roberts, Manley W. Rogers, Marvin L. Rohman, Thomas P. Rowan, J.P. Rusher, Mary Nash K. Russo, Angelo M. Rust, Dana L. Sanderson, William I. Satterwhite, Rodney A. Scheurer, Philip C. Sellers, Jane W. Sethi, Akash D. Simmons, L. D., II

	DATE:	FEB - 4 2019	
		(enter date affidavit is notarized)	
for Application No. (s):		4	
	(enter Cou	inty-assigned application number (s))	
* 1	•		
DADTNEDCHID NAME	& ADDDESS	· (enter complete name & number stre	at city state & zin anda)

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [1] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Spitz, Joel H.
Spitzer, Mark A.
Stallings, Thomas J.
Stearman, Jennifer J.
Steen, Bruce M.
Steggerda, Todd R.
Stone, Jacquelyn E.
Swan, David I.
Swett, Brian I.
Symons, Noel H.
Szurley, Peter S.
Tarry, Samuel L., Jr.
Taylor, R. T.
Thanner, Christopher J.

Thomas, Gerald V., II Thornhill, James A. Tysse, G. W. Vance, Robin C. Vaughn, Scott P. Viola, Richard W.

Visconsi Law Corporation, John R.\*

Walker, Barton C.
Walker, John T., IV
Walker, W. K., Jr.
Walsh, Amber M.
Westwood, Scott E.
Whelpley, David B., Jr.
White, Harry R., III
Wilburn, John D.
Williams, Steven R.
Woodard, Michael B.
Wren, Elizabeth G.

Zahn, Thomas E.

\*Does not own 10% or more of McGuireWoods LLP

	DATE:	FE	B - 4 21	019				
for Application No. (a):	_	(enter da	nte affidavi	t is notarized	d)			
for Application No. (s):								
	(enter Co	unty-assig	ned applica	ation numbe	r (s))			
PARTNERSHIP NAME &	ADDRESS	: (enter c	omplete na	me & numb	er, street	city, stat	te & zip code	e)
Westfields Venture, LP c/o Akridge						700	Ŷ	16
601 13th Street, NW Sutie 300 N Washington, DC 20005								
(check if applicable) []	The above	e-listed pa	rtnership h	as <u>no limite</u>	d partner	<u>3</u> .		
NAMES AND TITLES OF T General Partner, Limited Pa					le initial,	last name	e, and title, e	.g.,
General Partner:		5)						
Alcion Westfields GP, LLC			5,6≤					
Limited Partner:				¥				
Alcion Westfields Holdings, LLC								
(1) Alcion Westfields Investors, LLC Alcion Real Estate Partners Strategic Parallel Fund II, L.P.				w 11	8			
Akridge Administrative Partner, LLC JACo Westfields Investors, LLC								

	DATE:	FEB - 4 20	019		
	-	(enter date affidav		_	
for Application No. (s):					
	(enter Cou	inty-assigned applic	ation number (s))		
PARTNERSHIP NAME &	ADDRESS:	: (enter complete na	ame & number, str	reet, city, state	& zip code)
(2) Alcion Real Estate Partners Maste	r Fund II, L.P.				(5)
One Post Office Square Suite 3150					
Boston MA 02109					
(check if applicable) [ ]	The above	-listed partnership h	nas no limited part	ners.	
NAMES AND TITLES OF T General Partner, Limited Pa				tial, last name,	and title, e.g.,
General Partner:					
Alcion Capital II, LP					
Limited Partner:					
<ul> <li>(3) Alcion Real Estate Partners         Tax-Exempt Parallel Fund II, LP</li> <li>(4) Alcion Realte Estate Partners Taxa         Parallell Fund II, LP</li> <li>(5) Alcion Real Estate Partners II, LP</li> </ul>	able		N X		

	DATE:	FEB - 4	2019			
	D11111	(enter date affida	vit is notarized)			
for Application No. (s):						
	(enter Co	unty-assigned appl	ication number (	s))		23
PARTNERSHIP NAME &	ADDRESS	S: (enter complete	name & number,	street, city	, state & zi	p code)
(3) Alcion Real Estate Partners Tax- One Post Office Square Suite 3150	Exempt Paralle	el Fund II, LP				
Boston MA 02109						
(check if applicable) [ ]	The abov	e-listed partnership	has no limited p	artners.		
NAMES AND TITLES OF	THE PAR	TNERS: (enter fir	st name, middle	initial, last	name, and	title, e.g.,
General Partner, Limited I					VI. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	, ,
General Partner:	No	one of the entities own 10				
Alcion Capital II, LP	the	Title Owner.				
Alcion Capital II, El			25			
Limited Partner:						
Board of Regents of The University Texas System	of					
Arizona State Reitrement System						
Arizona PSPRS Trust						
The University of Chicago						
Casey Family Programs	C					
TIFF Realty and Resources 2008, LI Trustees of Tufts College	LC					
University of Oregon Foundation						
Salvation Army - A New York Corp.	oration					
Smithsonian Institution	oration					
The Salvation Army, an Illinois						
Corporation						
LICR Fund, Inc.						
Soka University of America						
The Seattle Foundation						
University of Louisville Foundation,	Inc.					
Sidley Austin Master Pension Trust						
Silicon Valley Community Foundation	on					
Long Term Pool Virginia G. Piper Charitable Trust					8 8	
Wenner-Gren Foundation for						
Anthropological Research, Inc.						
Kesller Foundation						
Alcion Capital Parallel II, LP						
Highland Street Connection						
Silicon Valley Community Foundation	on					
Endowment Pool						
Dynasty Acquisition Vehicle, L.P.						
MREP SCIF - INVS Rosa, L.P.						
MREP SCIF - INVS SEC 4, L.P.						
Metropolitan Real Estate TPSF Partn	iers,					

"Rezoning Attachment to Par. 1(c)" form.

There is more partnership information and Par. 1(c) is continued further on a

(check if applicable) []

	DATE:	FEB	- 4 2019				
			affidavit is r	notarized)			
for Application No. (s):							
	(enter Cou	inty-assigned	application	number (	(s))		
PARTNERSHIP NAME &	ADDRESS	enter com	plete name a	& number	, street, cit	y, state & zij	code)
(4) Alcion Real Estate Partners Taxab One Post Office Square Suite 3150 Boston MA 02109	ole Parallel Fun	d II, LP					
(check if applicable) [ ]	The above	-listed partne	ership has <u>n</u> e	o limited	partners.		
NAMES AND TITLES OF T General Partner, Limited Pa					initial, last	name, and t	title, e.g.,
General Partner:							
Alcion Capital II, LP							
Limited Partner: Gresham Real Estate partners III, LP SFT Real Estate LLC (2011) IGXG Management LLC-Series E MF Realty Investmentes LLC BBR Real Estate (II), LP Ronald Family Trust C Frances C. Searle Charitable Trusts Partnership							
John G. Searle Charitable Trust Partner Tower Hill Non Marketable LLC Verdis Real Estate Master Fund, LLC Nelson A. Rockefeller, Jr. c/o The Aye Company Valley Spring Mutual Trust LLC		e s					
Thomas J. Mizo Trust							
None of the entities own 10% or more the Title Owner.	of	18					

	DATE: _	FEB -	4 2019		6	
for Application No. (s):		(enter date at	fidavit is no	otarized)		
To Application No. (s).	(enter Cour	nty-assigned	application	number (s))		
PARTNERSHIP NAME & A (5) Alcion Real Estate Partners II, LP One Post Office Square Suite 3120 Boston MA 02109	ADDRESS:	(enter comp	lete name &	number, stre	eet, city, state &	zip code)
(check if applicable) [ ]	The above-	listed partner	ship has <u>no</u>	limited partr	ners.	
NAMES AND TITLES OF T General Partner, Limited Pa					ial, last name, an	d title, e.g.,
General Partner:						
Alcion Capital II, LP						
Limited Partner: Dynasty Acquisition Vehicle, L.P. MREP SCIF - INVS Rosa, L.P. MREP SCIF - INVS SEC4, L.P. Metropolitan Real Estate TPSF Partner L.P.	rs,	18 186	¥			
None of the entities own 10% or more the Title Owner.	of					
				til		
e se s						
		8				
(check if applicable) [ ]		re partnership Attachment to			(c) is continued t	urther on a

### REZONING AFFIDAVIT FEB - 4 2019

			DATE	FEB -	4 2019		
			2,,,,		fidavit is notarize	ed)	
for Ar	plicat	ion No. (s):					
			(enter	County-assigned	application numb	per(s))	
1(d).	One	of the following	boxes mu	ist be checked:			
	[]	of any and all o and beneficiary	ther indiv of a trust	iduals who own i	in the aggregate the APPLICAN	(directly and as a	following is a listing shareholder, partner, NER, CONTRACT
	[/]	aggregate (direc	etly and as	s a shareholder, p	artner, and bene	ficiary of a trust)	ividual owns in the 10% or more of the EEE* of the land.
2.	his c	no member of the or her immediate lividually, by owne nership owning su	household ership of s	l owns or has any	financial interes	st in the subject l	
	EXC	CEPT AS FOLL	<u>OWS</u> : ( <u>N</u>	NOTE: If answer	r is none, enter "	NONE" on the li	ne below.)
	NON	E					
	ξij.						
	(che	ck if applicable)	L 2	There are more in Rezoning Attac	0.50		continued on a

### REZONING AFFIDAVIT

	DATE: FEB - 4 2019 (enter date affidavit is notarized)
for a	Application No. (s):
	(enter County-assigned application number(s))
3.	That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agen or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or share of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.
	EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
	NONE
	(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)  (check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.
4.	That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to ea and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.
WIT	(check one) [ ] Applicant [/] Applicant's Authorized Agent
	Gregory A. Riegle, Esquire  (type or print first name, middle initial, last name, and title of signee)
Subs	scribed and sworn to before me this 4th day of February 2019, in the State/Comm.
8	Trave G. Chae
Му	Notary Public
FORM	Grace E. Chae Commonwealth of Virginia Notary Public Commission No. 7172971 My Commission Expires 5/31/2020

# All : lo Jo Eller 5/21/19

#### REZONING AFFIDAVIT

IE:	DA	
(		

I, Gregory A. Ri	regory A. Riegle , do hereby state that I an		
(enter nar	ne of appli	cant or authorized agent)	
(check one)	[v]	applicant's authorized agent listed in Par. 1(a) below	
in Application N	o.(s):	(enter County-assigned application number(s), e.g. RZ 88-V-001)	
and that, to the be	est of my k	nowledge and belief, the following information is true:	

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,\* and, if any of the foregoing is a TRUSTEE,\*\* each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(<u>NOTE</u>: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent**, **Contract Purchaser/Lessee**, **Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Elm Street Communities, Inc. Agent: James L. Perry Stefanie Z. Smith	1355 Beverly Road, Suite 240 McLean, VA 22101	Applicant/Contract Purchaser of 43-4 ((1)) 16
Westfields Venture LP Agent: Sarah A. Knutson Joseph G. Svatos Daniel C. Pettway	c/o Akridge 601 13th Street, NW, Suite 300N Washington, DC 20005	Title Owner of Tax Map 43-4 ((1)) 16
LandDesign, Inc. Agent: Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent for Applican

(check if applicable)

- [ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.
- \* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

D	ATE: FEB 1 2 2019	
C 4 1'-1' N ()	(enter date affidavit is notarized)	
for Application No. (s):	1 C 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
(6	enter County-assigned application number (s))	
together, e.g., Attorne	e application are to be disclosed. Multiple relations y/Agent, Contract Purchaser/Lessee, Applicate, list the Tax Map Number(s) of the parcel(s) for	nt/Title Owner, etc. For a
NAME (enter first name, middle initial, an last name)	ADDRESS d (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
VIKA Virginia, LLC Agent: Peter L. Rinek	8080 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineer/Agent for Applicant
Gorove/Slade Associates, Inc. Maria C. Lashinger	3914 Centreville Road, Suite 300 Chantilly, VA 20151	Traffic Engineer/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams Steven M. Mikulic Jonathan P. Rak Gregory A. Riegle Sheri L. Akin Lori R. Greenlief Michael D. Van Atta	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

[ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

#### REZONING AFFIDAVIT

	DATE:	FEB 1 2 2019	
		(enter date affidavit is notarized)	
for Application No. (s):			
	(enter Cou	inty-assigned application number(s))	
1(b) The following cons	titutes a listina	** of the SHARFHOLDERS of all co	rnorations disclosed in this

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(<u>NOTE</u>: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

#### CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Elm Street Communities, Inc.
1355 Beverly Road, Suite 240
McLean, VA 22101

### DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- [ ] There are <u>more than 10</u> shareholders, but <u>no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.</u>

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

David D. Flanagan

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

David D. Flanagan, Chairman/President; James L. Perry, VP; Richard D. Entsminger, VP; John M. Clarke, VP; Russell J. McJunkin, VP; Joseph M. Jacobs, VP; Douglas M. Meeker, VP; Michael A. Burlbaugh, VP; David C. Murphy, VP; Jude T. Burke, VP; Jack B. Perkins, VP; Jason A. Wiley, VP; James M. Mobley, VP; Michael Charlton, VP; James R. Krapf, VP; Kathryn L. Kubit, VP; Stephen M. Horne, VP; Jason S. Van Kirk, VP; Lauren B. Bauer, VP; Stefanie Z. Smith, VP; Douglas M. Flanagan, VP/Asst. Sec; [CONT'D]

(check if applicable) [/] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

	DATE: <b>FEB 1 2 2019</b>
	(enter date affidavit is notarized)
for Application	
	(enter County-assigned application number (s))
	DRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) nunities, Inc. [CONT'D] ad, Suite 240 101
DESCRIPTION	ON OF CORPORATION (1)
DESCRIPTIO	ON OF CORPORATION: (check <u>one</u> statement)  There are <u>10 or less</u> shareholders, and all of the shareholders are listed below.
įί	There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
	class of stock issued by said corporation are listed below.
[ ]	There are <u>more than 10</u> shareholders, but <u>no shareholder owns 10% or more</u> of any class of stock issued by said corporation, and <u>no shareholders are listed below</u> .
NAMES OF T	THE SHAREHOLDER: (enter first name, middle initial, and last name)
NAME & ADI LandDesign, Inc. 200 S. Peyton Stre Alexandria, VA 2	ORESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)  et
DESCRIPTIO	N OF CORPORATION: (check <u>one</u> statement)  There are <u>10 or less</u> shareholders, and all of the shareholders are listed below.
[/]	There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
	class of stock issued by said corporation are listed below.
[ ]	There are more than 10 shareholders, but no shareholder owns 10% or more of any class
LAMEC OF T	of stock issued by said corporation, and no shareholders are listed below.
NAMES OF 1	HE SHAREHOLDERS: (enter first name, middle initial, and last name)
Peter R. Crowley	
Peter R. Crowley	
Peter R. Crowley Dale C. Stewart  NAMES OF C	HE SHAREHOLDERS: (enter first name, middle initial, and last name)  OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.
Peter R. Crowley Dale C. Stewart  NAMES OF C	HE SHAREHOLDERS: (enter first name, middle initial, and last name)
Peter R. Crowley Dale C. Stewart  NAMES OF C	HE SHAREHOLDERS: (enter first name, middle initial, and last name)  OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.
Peter R. Crowley Dale C. Stewart  NAMES OF C	HE SHAREHOLDERS: (enter first name, middle initial, and last name)  OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.
Peter R. Crowley Dale C. Stewart  NAMES OF C	HE SHAREHOLDERS: (enter first name, middle initial, and last name)  OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. e-President, Secretary, Treasurer, etc.)
Peter R. Crowley Dale C. Stewart  NAMES OF C President, Vice	HE SHAREHOLDERS: (enter first name, middle initial, and last name)  OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.gPresident, Secretary, Treasurer, etc.)  ble)  [/] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

	DATE: FEB 1 2 2019	
	(enter date affidavit is notarized)	
for Application No. (s):		
	(enter County-assigned application number (s))	
NAME & ADDRESS OF VIKA Virginia, LLC 8180 Greensboro Drive, Suite 2	CORPORATION: (enter complete name, number, street, city, state, and zip code	e)
Tysons, VA 22102		
DESCRIPTION OF CO	RPORATION: (check one statement)	
	<u>0 or less</u> shareholders, and all of the shareholders are listed below.	
	nore than 10 shareholders, and all of the shareholders owning 10% or more of any	
	ck issued by said corporation are listed below.	
	nore than 10 shareholders, but no shareholder owns 10% or more of any class of d by said corporation, and no shareholders are listed below.	
	EHOLDER: (enter first name, middle initial, and last name) U. Oliver	
Charles A. Irish, Jr. P. C	hristopher Champagne	
4.7.4.7.7.4.7.7.7.1.1.1.1.4.2.4.3.7.4.4.7.1.7.1.7.1.7.1.7.1.	nael D. Benton aund J. Ignacio	
NAMES OF OFFICERS	& DIRECTORS: (enter first name, middle initial, last name, and title, e.g.	
	Secretary, Treasurer, etc.)	
NAME & ADDRESS OF Gorove/Slade Associates, Inc. 3914 Centreville Road, Suite 330 Chantilly, VA 20151	CORPORATION: (enter complete name, number, street, city, state, and zip code)	
DESCRIPTION OF COR	PORATION: (check one statement)	
	0 or less shareholders, and all of the shareholders are listed below.	
	nore than 10 shareholders, and all of the shareholders owning 10% or more of any	
	ck issued by said corporation are listed below.	
	nore than 10 shareholders, but no shareholder owns 10% or more of any class	
of stock iss	ued by said corporation, and no shareholders are listed below.	
Christopher M. Tacinelli	HOLDERS: (enter first name, middle initial, and last name) Fushar A. Awar	
Chad A. Baird Daniel B. VanPelt Erwin N. Andres	2 a a	
NAMES OF OFFICERS	P. DIDECTORS. ( S	
President, Vice-President,	& DIRECTORS: (enter first name, middle initial, last name, and title, e.g. Secretary, Treasurer, etc.)	
	To the second se	
(check if applicable) []	There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.	

FORM RZA-1 Updated (7/1/06)

DATE: FEB 1 2 2019
(enter date affidavit is notarized)
for Application No. (s): (enter County-assigned application number (s))
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) (1) Alcion Westfields Investors, LLC
One Post Office Square Suite 3150
Boston MA 02109
DESCRIPTION OF CORPORATION: (check one statement)
<ul> <li>There are 10 or less shareholders, and all of the shareholders are listed below.</li> <li>There are more than 10 shareholders, and all of the shareholders owning 10% or more of any</li> </ul>
class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.
NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
(2) Alcion Real Estate Partner Master Fund II, LP
NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(enter complete name, number, succe, enty, state, and zip code)
DESCRIPTION OF CORPORATION: (check <u>one</u> statement)  [ ] There are <u>10 or less</u> shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
class of stock issued by said corporation are listed below.  [ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class
of stock issued by said corporation, and no shareholders are listed below.
NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
, , , , , , , , , , , , , , , , , , , ,
(about if and in the control of the
(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.
FORM RZA-1 Updated (7/1/06)

#### REZONING AFFIDAVIT

DATE:	FEB 1 2 2019
	(enter date affidavit is notarized)

for Application No. (s):	
	(enter County-assigned application number(s))
	(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

#### PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable)

[ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

#### Equity Partners of McGuireWoods LLP

Adams, John D.	Barrett, John M.	Brenner, Irving M.
Allen, Joel S.	Becker, Scott L.	Brooks, Edwin E.
Anderson, Arthur E., II	Beldner, Sabrina A.	Brose, R. C.
Anderson, James M., III	Bell, Craig D.	Browning, Jeffrey K.
Anderson, Mark E.	Bilik, R. E.	Burk, Eric L.
Atty, Lisa A.	Bittman, Robert J.	Busch, Stephen D.
Austin, Bradley S.	Blank, Jonathan T.	Callahan, Timothy P.
Bagley, Terrence M.	Boardman, J. K.	Carter, Jean G.
Bancroft, Josiah A.	Brackett, Alexander J.	Cason, Alan C.
Barger, Brian D.	Brantley, Bryan C.	Chaffin, Rebecca S.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

	DATE:	FEB 1 2 2019	
		(enter date affidavit is notarized)	
for Application No. (s):			
	(enter Co	unty-assigned application number (s))	

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Chapman, Jeffrey J. Checkovich, Tennille J. Clark, Jeffrey C. Cockrell, Geoffrey C. Collins, Darren W. Cook, Jason W. Covington, Peter J. Cramer, Robert W. Cromwell, Richard J. Croteau, Anne E. Culbertson, Craig R. Daglio, Michael R. Davey, Joshua D. De Ridder, Patrick A. deVyver, Kristopher I. DiMattia, Michael J. Dossa, Mehboob R. Downing, Scott P. Ensing, Donald A. Evans, Gregory L. Evans, Jason D. Ey, Douglas W., Jr. Farrell, Thomas M. Feller, Howard (nmi) Finger, Jon W.

Finkelson, David E. Flannery, Diane P. Foley, Douglas M. Fox, Charles D., IV Franchina, David A. Frank, Hannah T. Fratkin, Bryan A. Freedlander, Mark E. French, Taylor W. Fuhr, Joy C. Gambill, Michael A. Glassman, Margaret M. Gold, Stephen (nmi) Goydan, William E. Grant, Richard S. Greene, Adam J. Greene, Christopher K. Greenspan, David L. Greis, Jason S. Grieb, John T. Griset, Jill C. Haas, Cheryl L. Hackett, Mary J. Hampton, Charles B. Hardey, Kate W.

Harmon, Jonathan P. Harmon, T. C. Hartsell, David L. Hatch, Benjamin L. Hatcher, J. K. Hayden, Patrick L. Hayes, Dion W. Hedrick, James T., Jr. Hilton, Robert C. Horne, Patrick T. Hornyak, David J. Hosmer, Patricia F. Howard, Justin D. Hughes, John L., Jr. Jackson, J. B. Jewett, Bryce D., III Justus, J. B. Kahn, Brian A. Kane, Matthew C. Kannensohn, Kimberly J. Katsantonis, Joanne (nmi) Keeler, Steven J. Keene, D. B. Kelly, Brian J. Kilpatrick, Gregory R.

	DATE:	FEB 1 2 2018	
	_	(enter date affidavit is notarized)	_
for Application No. (s):			
	(enter Cou	nty-assigned application number (s))	, , , ,

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [✓] The a

The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Kinghorn, Mark W. Kobayashi, Naho (nmi) Konia, Charles A. Kromkowski, Mark A. Krueger, Kurt J. Kutrow, Bradley R. La Fratta, Mark J. Lamb, Douglas E. Lapp, David R. Lias-Booker, Ava E. Link, Vishwa B. Little, Nancy R. Lukitsch, Bethany G. Maddock, John H., III Madriz, Yasser A. Mandel, Michael D. Manning, Amy B. Marshall, Harrison L., Jr. Marsico, Leonard J. Martin, Cecil E., III Martin, George K. Martinez, Peter W. Mathews, Eugene E., III Mayberry, William C. McCollough, Aaron G. McCormick, Durham C., Jr.

McDonald, John G. McFarland, Robert W. McGinnis, Kevin A. McIntyre, Charles W. McKinnon, Michele A. McLean, David P. McNab, S. K. McRill, Emery B. Michalik, Christopher M. Miles, Perry W., IV Milianti, Peter A. Moldovan, Victor L. Muckenfuss, Robert A. Mullins, Patrick T. Nahal, Hardeep S. Namazie, Hamid R. Natarajan, Rajsekhar (nmi) Neale, James F. Nesbit, Christopher S. Newberg, Brad R. O'Grady, John B. Older, Stephen E. Oostdyk, Scott C. Padgett, John D. Perzek, Philip J. Peyton, Daniel L.

Phillips, Michael R. Powell, David C. Pumphrey, Brian E. Purpura, Ryan T. Pusateri, David P. Rak, Jonathan P. Reid, Joseph K., III Reidy, David S. Richardson, David L. Riegle, Gregory A. Riley, James B., Jr. Riopelle, Brian C. Roach, Derek A. Roberts, Manley W. Rogers, Marvin L. Rohman, Thomas P. Rowan, J.P. Rusher, Mary Nash K. Russo, Angelo M. Rust, Dana L. Sanderson, William I. Satterwhite, Rodney A. Scheurer, Philip C. Sellers, Jane W. Sethi, Akash D. Simmons, L. D., II

(check if applicable) []

	DATE: FEB 1 2 2019	
	(enter date affidavit is notarized)	
or Application No. (s):		
	(enter County-assigned application number (s))	

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Vance, Robin C. Spitz, Joel H. Vaughn, Scott P. Spitzer, Mark A. Viola, Richard W. Stallings, Thomas J. Visconsi Law Corporation, John R.\* Stearman, Jennifer J. Steen, Bruce M. Walker, Barton C. Steggerda, Todd R. Walker, John T., IV Walker, W. K., Jr. Stone, Jacquelyn E. Swan, David I. Walsh, Amber M. Westwood, Scott E. Swett, Brian I. Symons, Noel H. Whelpley, David B., Jr. Szurley, Peter S. White, Harry R., III Wilburn, John D. Tarry, Samuel L., Jr. Taylor, R. T. Williams, Steven R. Woodard, Michael B. Thanner, Christopher J. Thomas, Gerald V., II Wren, Elizabeth G. Thornhill, James A. Zahn, Thomas E. Tysse, G. W.

\*Does not own 10% or more of McGuireWoods LLP

	DATE:	FEB 12	2019			
1.	-	(enter date af	fidavit is notariz	ed)		
for Application No. (s):	and the second state of					
	(enter Co	unty-assigned a	pplication numb	er (s))		
PARTNERSHIP NAME &	& ADDRESS	: (enter compl	ete name & num	ber, street, c	ity, state &	zip code)
Westfields Venture, LP c/o Akridge 601 13th Street, NW Sutie 300 N Washington, DC 20005					, 1	
(check if applicable) [ ]	The abov	e-listed partners	ship has <u>no limit</u>	ed partners.		
NAMES AND TITLES OF General Partner, Limited					st name, ar	nd title, e.g.,
General Partner:						
Alcion Westfields GP, LLC						
Limited Partner:						
Alcion Westfields Holdings, LLC						
(1) Alcion Westfields Investors, LL						
Alcion Real Estate Partners Strateg Parallel Fund II, L.P.	ic					
Akridge Administrative Partner, LI	LC .					

	DATE:	FEB 1 2	2019		
for Application No. (s):		(enter date affi	davit is notarized)		
	(enter Co	unty-assigned ap	plication number (s)	)	
PARTNERSHIP NAME &	ADDRESS	: (enter complet	e name & number, s	treet, city, state	& zip code)
(2) Alcion Real Estate Partners Mas One Post Office Square Suite 3150 Boston MA 02109					,
(check if applicable) [ ]	The above	e-listed partnersh	ip has no limited par	tners.	
NAMES AND TITLES OF General Partner, Limited I				itial, last name, a	and title, e.g.,
General Partner:					
Alcion Capital II, LP					
Limited Partner:					
<ul> <li>(3) Alcion Real Estate Partners         Tax-Exempt Parallel Fund II, LP     </li> <li>(4) Alcion Realte Estate Partners Tax         Parallell Fund II, LP     </li> </ul>	kable				
(5) Alcion Real Estate Partners II, Ll	P	*			

. 200	DATE:	FEB	1 2 2019				
	DATE		affidavit is	notarized)			
for Application No. (s):							
* .	(enter Co	unty-assigned	d application	n number (	(s))		
PARTNERSHIP NAME &	ADDRESS	: (enter com	plete name	& number	, street, city, s	tate & zip coo	de)
(3) Alcion Real Estate Partners Tax-I			•				
One Post Office Square							
Suite 3150 Boston MA 02109					w		
(check if applicable) [ ]	The abov	e-listed partne	ership has <u>n</u>	o limited p	oartners.		
NAMES AND TITLES OF	THE PAR	TNERS: (en	ter first nam	ne, middle	initial, last na	me, and title,	e.g.,
General Partner, Limited P					280		
General Partner:		ne of the entities					
		Title Owner.					
Alcion Capital II, LP							
Limited Partner:							
Board of Regents of The University of	of						
Texas System							
Arizona State Reitrement System							
Arizona PSPRS Trust							
The University of Chicago Casey Family Programs							
TIFF Realty and Resources 2008, LL	С						
Trustees of Tufts College							
University of Oregon Foundation	5728						
Salvation Army - A New York Corpo	ration						
Smithsonian Institution The Salvation Army, an Illinois							
Corporation							
LICR Fund, Inc.							
Soka University of America							
The Seattle Foundation University of Louisville Foundation, l	Ima						
Sidley Austin Master Pension Trust	inc.						
Silicon Valley Community Foundatio	n						
Long Term Pool							
Virginia G. Piper Charitable Trust							
Wenner-Gren Foundation for Anthropological Research, Inc.							
Kesller Foundation							
Alcion Capital Parallel II, LP							
Highland Street Connection							
Silicon Valley Community Foundation Endowment Pool	n						
Dynasty Acquisition Vehicle, L.P.							
MREP SCIF - INVS Rosa, L.P. MREP SCIF - INVS SEC 4, L.P.							
Metropolitan Real Estate TPSF Partne	ers,						
L.P							
(check if applicable) [✓]	There is n	nore partnersh	nip informat	tion and Pa	ar. 1(c) is cont	inued further	on a
· · · · · · · · · · · · · · · · · · ·		g Attachment			. (-)0110		

-	DATE:	FEB 1	2 2019				
		(enter date af		rized)			
for Application No. (s):		(enter date ar	rad vit is nou	i ized)			
101 Application 110. (3).	Cantan Can	nty-assigned a	liontine	mhon (a))			
	(enter Cou	my-assigned a	ppineation nu	mber (s))			
PARTNERSHIP NAME & A	ADDRESS:	(enter comple	ete name & n	umber, street	, city, sta	ite & zi	ip code)
(4) Alcion Real Estate Partners Taxab					,, ,		F/
One Post Office Square	to a didition a dire	. 11, 101					
Suite 3150		.7					
Boston MA 02109							
(check if applicable) []	The above-	-listed partners	ship has <u>no li</u>	nited partner	S.		
		35	#: 02	•	2		
NAMES AND TITLES OF T	THE PART	NERS: (enter	first name, r	niddle initial.	last nam	e, and	title, e.g.,
General Partner, Limited Pa							, 0,
	8						
General Partner:							
Alcion Capital II, LP							
Limited Partner:							
Gresham Real Estate partners III, LP							
SFT Real Estate LLC (2011)							
IGXG Management LLC-Series E							
MF Realty Investmentes LLC							
BBR Real Estate (II), LP							8
Ronald Family Trust C Frances C. Searle Charitable Trusts							
Partnership							
John G. Searle Charitable Trust Partne	rship						
Tower Hill Non Marketable LLC	0.83						
Verdis Real Estate Master Fund, LLC							
Nelson A. Rockefeller, Jr. c/o The Avo	20						

None of the entities own 10% or more of the Title Owner.

Company Valley Spring Mutual Trust LLC

Thomas J. Mizo Trust

	DATE:	FE	B 1 2 201	19			
			te affidavit i		ed)		
for Application No. (s):	(t C		ed applicati	l	(-))		
	(enter Cou	nty-assign	ied applicati	on nume	er (s))		
PARTNERSHIP NAME & (5) Alcion Real Estate Partners II, LE One Post Office Square Suite 3120 Boston MA 02109		(enter co	mplete nam	e & num	ber, stre	et, city, sta	te & zip code)
(check if applicable) [ ]	The above	-listed par	tnership has	no limit	ed partne	ers.	
NAMES AND TITLES OF General Partner, Limited P						al, last nam	e, and title, e.g.,
General Partner:		95					
Alcion Capital II, LP							
Limited Partner: Dynasty Acquisition Vehicle, L.P. MREP SCIF - INVS Rosa, L.P. MREP SCIF - INVS SEC4, L.P. Metropolitan Real Estate TPSF Partne L.P.	ers,						
		*					
None of the entities own 10% or more the Title Owner.	e of						
				8			
		0- 60%					
							×
1.70							
	1					¥	
		40					
(check if applicable) [ ]			rship inform nt to Par. 1(			c) is contin	ued further on a

### REZONING AFFIDAVIT

	DATE: FEB 1 2 2019
	(enter date affidavit is notarized)
for Ap	plication No. (s):
	(enter County-assigned application number(s))
1(d).	One of the following boxes <u>must</u> be checked:
	[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:
	[] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.
2.	That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.
	EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)
	NONE
	(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

### REZONING AFFIDAVIT

DATE: FEB 1 2 2019

	(enter date affidavit is notarized)
for A	Application No. (s):
	(enter County-assigned application number(s))
3.	That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.
	EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
	NONE
	(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)
	(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.
4.	That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to eac and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.
WIT	TNESS the following signature:
	(check one) [ ] Applicant [ / ] Applicant's Authorized Agent
	Gregory A. Riegle, Esquire  (type or print first name, middle initial, last name, and title of signee)
Subs of _\	Scribed and sworn to before me this 12th day of February 20 19, in the State/Comm.  Virginia , County/City of Fairfax  Notary Public
Мус	commission expires:
FORM	Grace E. Chae Commonwealth of Virginia Notary Public Commission No. 7172971

# 16. Lo So Ellen 5/21/19

#### REZONING AFFIDAVIT

FFR 1 2 2010

	DATE:	I ED I Z EDIO	
		(enter date affidavit is notarized)	
Gregory A. Riegle		, do hereby	S

I, Gregory A. Ri	egle	, do hereby state that I am an
(enter nar	ne of appli	icant or authorized agent)
(check one)	[ <b>v</b> ]	applicant's authorized agent listed in Par. 1(a) below
in Application No	o.(s):	(enter County-assigned application number(s), e.g. RZ 88-V-001)
and that, to the be	est of my k	cnowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,\* and, if any of the foregoing is a TRUSTEE,\*\* each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(<u>NOTE</u>: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Elm Street Communities, Inc. Agent: James L. Perry Stefanie Z. Smith	1355 Beverly Road, Suite 240 McLean, VA 22101	Applicant/Contract Purchaser of 43-4 ((1)) 16
Westfields Venture LP Agent: Sarah A. Knutson Joseph G. Svatos Daniel C. Pettway	c/o Akridge 601 13th Street, NW, Suite 300N Washington, DC 20005	Title Owner of Tax Map 43-4 ((1)) 16
LandDesign, Inc. Agent: Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent for Applicant

(check if applicable)

- [] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.
- \* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

D	ATE: FEB 1 2 2019	
for Application No. (s):	(enter date affidavit is notarized)	
	nter County-assigned application number (s))	
together, e.g., Attorney	application are to be disclosed. Multiple relation Agent, Contract Purchaser/Lessee, Applicant list the Tax Map Number(s) of the parcel(s) for	t/Title Owner, etc. For a
NAME (enter first name, middle initial, and last name)	ADDRESS define (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
VIKA Virginia, LLC Agent: Peter L. Rinek	8080 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineer/Agent for Applicant
Gorove/Slade Associates, Inc. Maria C. Lashinger	3914 Centreville Road, Suite 300 Chantilly, VA 20151	Traffic Engineer/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams Steven M. Mikulic Jonathan P. Rak Gregory A. Riegle Sheri L. Akin Lori R. Greenlief Michael D. Van Atta	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further [] on a "Rezoning Attachment to Par. 1(a)" form.

#### REZONING AFFIDAVIT

DATE: FEB 1 2 2019

	(enter date affidavit is notarized)	
for Application No. (s):		
	(enter County-assigned application number(s))	

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(<u>NOTE</u>: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

#### CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Elm Street Communities, Inc.
1355 Beverly Road, Suite 240
McLean, VA 22101

#### **DESCRIPTION OF CORPORATION:** (check one statement)

- [1] There are 10 or less shareholders, and all of the shareholders are listed below.
- [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- [ ] There are <u>more than 10</u> shareholders, but <u>no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.</u>

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

David D. Flanagan

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

David D. Flanagan, Chairman/President; James L. Perry, VP; Richard D. Entsminger, VP; John M. Clarke, VP; Russell J. McJunkin, VP; Joseph M. Jacobs, VP; Douglas M. Meeker, VP; Michael A. Burlbaugh, VP; David C. Murphy, VP; Jude T. Burke, VP; Jack B. Perkins, VP; Jason A. Wiley, VP; James M. Mobley, VP; Michael Charlton, VP; James R. Krapf, VP; Kathryn L. Kubit, VP; Stephen M. Horne, VP; Jason S. Van Kirk, VP; Lauren B. Bauer, VP; Stefanie Z. Smith, VP; Douglas M. Flanagan, VP/Asst. Sec; [CONT'D]

(check if applicable) [

There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

	DATE: FEB 1 2 2019
	(enter date affidavit is notarized)
for Application No. (s):	
	(enter County-assigned application number (s))
NAME & ADDRESS OF Elm Street Communities, Inc. [0 1355 Beverly Road, Suite 240 McLean, VA 22101	CORPORATION: (enter complete name, number, street, city, state, and zip code)
[ ] There are j [ ] There are j class of sto [ ] There are j	RPORATION: (check one statement)  10 or less shareholders, and all of the shareholders are listed below.  more than 10 shareholders, and all of the shareholders owning 10% or more of any ock issued by said corporation are listed below.  more than 10 shareholders, but no shareholder owns 10% or more of any class of the day said corporation, and no shareholders are listed below.
NAMES OF THE SHAR	EHOLDER: (enter first name, middle initial, and last name)
President, Vice-President,	& DIRECTORS: (enter first name, middle initial, last name, and title, e.g. Secretary, Treasurer, etc.) D; Catherine L. Griffin, Secretary/Treasurer
NAME & ADDRESS OF ( LandDesign, Inc. 200 S. Peyton Street Alexandria, VA 22314	CORPORATION: (enter complete name, number, street, city, state, and zip code)
[ ] There are 1 class of sto [ ] There are n	PORATION: (check one statement) 10 or less shareholders, and all of the shareholders are listed below. 10 or less shareholders, and all of the shareholders owning 10% or more of any ock issued by said corporation are listed below. 10 shareholders, but no shareholder owns 10% or more of any class sued by said corporation, and no shareholders are listed below.
NAMES OF THE SHARE	HOLDERS: (enter first name, middle initial, and last name)
Peter R. Crowley Dale C. Stewart	
	& DIRECTORS: (enter first name, middle initial, last name, and title, e.g. Secretary, Treasurer, etc.)
PH- 1	
(check if applicable) []	There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)

	DATE: FEB 1 2 2019
	(enter date affidavit is notarized)
for Application	
	(enter County-assigned application number (s))
NAME & AD	DRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, L	LC
8180 Greensboro	
Tysons, VA 2210	
DESCRIPTIO	ON OF CORPORATION: (check one statement)
[1]	There are 10 or less shareholders, and all of the shareholders are listed below.
[ ]	There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
	class of stock issued by said corporation are listed below.
[]	There are more than 10 shareholders, but no shareholder owns 10% or more of any class of
. ,	stock issued by said corporation, and no shareholders are listed below.
LANGE OF T	THE SHAPEHOLDED.
ohn F. Amatetti	THE SHAREHOLDER: (enter first name, middle initial, and last name)  Kyle U. Oliver
Charles A. Irish, Jr	
lobert R. Cochran	
Aark G. Morelock	Edmund J. Ignacio
NAME & ADD Gorove/Slade Asso 914 Centreville R Chantilly, VA 201	oad, Suite 330
	NOF CORPORATION: (check one statement)
[/]	There are 10 or less shareholders, and all of the shareholders are listed below.
[ ]	There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
	class of stock issued by said corporation are listed below.
[]	There are more than 10 shareholders, but no shareholder owns 10% or more of any class
. ,	of stock issued by said corporation, and no shareholders are listed below.
NAMES OF TH	HE SHAREHOLDERS: (enter first name, middle initial, and last name)
hristopher M. Tac	
had A. Baird	
aniel B. VanPelt	
rwin N. Andres	
NAMES OF O	FFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.
President, Vice-	-President, Secretary, Treasurer, etc.)
check if applical	
	"Rezoning Attachment to Par. 1(b)" form.

	DATE: FEB 1 2 2019
	(enter date affidavit is notarized)
for Application No.	(s): (enter County-assigned application number (s))
NAME & ADDRES  (1) Alcion Westfields In One Post Office Square Suite 3150 Boston MA 02109	SS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) vestors, LLC
[/] Ther class	e are 10 or less shareholders, and all of the shareholders are listed below. e are more than 10 shareholders, and all of the shareholders owning 10% or more of any of stock issued by said corporation are listed below. e are more than 10 shareholders, but no shareholder owns 10% or more of any class of a issued by said corporation, and no shareholders are listed below.
	HAREHOLDER: (enter first name, middle initial, and last name)
(2) Alcion Real Estate Pa	tner Master Fund II, LP
NAME & ADDRESS	S OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
[ ] Ther class	CORPORATION: (check one statement) e are 10 or less shareholders, and all of the shareholders are listed below. e are more than 10 shareholders, and all of the shareholders owning 10% or more of any of stock issued by said corporation are listed below. e are more than 10 shareholders, but no shareholder owns 10% or more of any class ock issued by said corporation, and no shareholders are listed below.
NAMES OF THE SI	HAREHOLDERS: (enter first name, middle initial, and last name)
	ERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. dent, Secretary, Treasurer, etc.)
(check if applicable)	[ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.
FORM RZA-1 Updated (7/	1/06)

#### REZONING AFFIDAVIT

DATE: FEB 1 2 2019

(enter date affidavit is notarized)

for Application No. (s):		
	(enter County-assigned application number(s))	

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

#### PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable)

[ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

#### Equity Partners of McGuireWoods LLP

Adams, John D.	Barrett, John M.	Brenner, Irving M.
Allen, Joel S.	Becker, Scott L.	Brooks, Edwin E.
Anderson, Arthur E., II	Beldner, Sabrina A.	Brose, R. C.
Anderson, James M., III	Bell, Craig D.	Browning, Jeffrey K.
Anderson, Mark E.	Bilik, R. E.	Burk, Eric L.
Atty, Lisa A.	Bittman, Robert J.	Busch, Stephen D.
Austin, Bradley S.	Blank, Jonathan T.	Callahan, Timothy P.
Bagley, Terrence M.	Boardman, J. K.	Carter, Jean G.
Bancroft, Josiah A.	Brackett, Alexander J.	Cason, Alan C.
Barger, Brian D.	Brantley, Bryan C.	Chaffin, Rebecca S.
	0.5000	

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

	DATE:	FEB 1 2 2019	
for Application No. (s):			
	(enter Coun	ty-assigned application number (s	)))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Chapman, Jeffrey J. Checkovich, Tennille J. Clark, Jeffrey C. Cockrell, Geoffrey C. Collins, Darren W. Cook, Jason W. Covington, Peter J. Cramer, Robert W. Cromwell, Richard J. Croteau, Anne E. Culbertson, Craig R. Daglio, Michael R. Davey, Joshua D. De Ridder, Patrick A. deVyver, Kristopher I. DiMattia, Michael J. Dossa, Mehboob R. Downing, Scott P. Ensing, Donald A. Evans, Gregory L. Evans, Jason D. Ey, Douglas W., Jr. Farrell, Thomas M. Feller, Howard (nmi) Finger, Jon W.

Finkelson, David E. Flannery, Diane P. Foley, Douglas M. Fox, Charles D., IV Franchina, David A. Frank, Hannah T. Fratkin, Bryan A. Freedlander, Mark E. French, Taylor W. Fuhr, Joy C. Gambill, Michael A. Glassman, Margaret M. Gold, Stephen (nmi) Goydan, William E. Grant, Richard S. Greene, Adam J. Greene, Christopher K. Greenspan, David L. Greis, Jason S. Grieb, John T. Griset, Jill C. Haas, Cheryl L. Hackett, Mary J. Hampton, Charles B. Hardey, Kate W.

Harmon, Jonathan P. Harmon, T. C. Hartsell, David L. Hatch, Benjamin L. Hatcher, J. K. Hayden, Patrick L. Hayes, Dion W. Hedrick, James T., Jr. Hilton, Robert C. Horne, Patrick T. Hornyak, David J. Hosmer, Patricia F. Howard, Justin D. Hughes, John L., Jr. Jackson, J. B. Jewett, Bryce D., III Justus, J. B. Kahn, Brian A. Kane, Matthew C. Kannensohn, Kimberly J. Katsantonis, Joanne (nmi) Keeler, Steven J. Keene, D. B. Kelly, Brian J. Kilpatrick, Gregory R.

(check if applicable) []

There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Ę.	DATE:	FEB 1 2 2019	
for Application No. (s):	(C. )	(enter date affidavit is notarized)	
101 1 spp. seation 1 (0).	(enter Co	ounty-assigned application number (s))	

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Kinghorn, Mark W. Kobayashi, Naho (nmi) Konia, Charles A. Kromkowski, Mark A. Krueger, Kurt J. Kutrow, Bradley R. La Fratta, Mark J. Lamb, Douglas E. Lapp, David R. Lias-Booker, Ava E. Link, Vishwa B. Little, Nancy R. Lukitsch, Bethany G. Maddock, John H., III Madriz, Yasser A. Mandel, Michael D. Manning, Amy B. Marshall, Harrison L., Jr. Marsico, Leonard J. Martin, Cecil E., III Martin, George K. Martinez, Peter W. Mathews, Eugene E., III Mayberry, William C. McCollough, Aaron G. McCormick, Durham C., Jr.

McDonald, John G. McFarland, Robert W. McGinnis, Kevin A. McIntyre, Charles W. McKinnon, Michele A. McLean, David P. McNab, S. K. McRill, Emery B. Michalik, Christopher M. Miles, Perry W., IV Milianti, Peter A. Moldovan, Victor L. Muckenfuss, Robert A. Mullins, Patrick T. Nahal, Hardeep S. Namazie, Hamid R. Natarajan, Rajsekhar (nmi) Neale, James F. Nesbit, Christopher S. Newberg, Brad R. O'Grady, John B. Older, Stephen E. Oostdyk, Scott C. Padgett, John D. Perzek, Philip J. Peyton, Daniel L.

Powell, David C. Pumphrey, Brian E. Purpura, Ryan T. Pusateri, David P. Rak, Jonathan P. Reid, Joseph K., III Reidy, David S. Richardson, David L. Riegle, Gregory A. Riley, James B., Jr. Riopelle, Brian C. Roach, Derek A. Roberts, Manley W. Rogers, Marvin L. Rohman, Thomas P. Rowan, J.P. Rusher, Mary Nash K. Russo, Angelo M. Rust, Dana L. Sanderson, William I. Satterwhite, Rodney A. Scheurer, Philip C. Sellers, Jane W. Sethi, Akash D. Simmons, L. D., II

Phillips, Michael R.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

	DATE:	FEB 1 2 2019	
	-	(enter date affidavit is notarized)	_
for Application No. (s):		A second	
1	(enter Co	unty-assigned application number (s)	, , , , , , , , , , , , , , , , , , ,
3		unty-assigned application number (s)	

McGuireWoods LLP

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Spitz, Joel H. Vance, Robin C. Spitzer, Mark A. Vaughn, Scott P. Stallings, Thomas J. Viola, Richard W. Stearman, Jennifer J. Visconsi Law Corporation, John R.\* Steen, Bruce M. Walker, Barton C. Steggerda, Todd R. Walker, John T., IV Stone, Jacquelyn E. Walker, W. K., Jr. Swan, David I. Walsh, Amber M. Swett, Brian I. Westwood, Scott E. Symons, Noel H. Whelpley, David B., Jr. Szurley, Peter S. White, Harry R., III Tarry, Samuel L., Jr. Wilburn, John D. Taylor, R. T. Williams, Steven R. Thanner, Christopher J. Woodard, Michael B. Thomas, Gerald V., II Wren, Elizabeth G. Thornhill, James A. Zahn, Thomas E. Tysse, G. W.

\*Does not own 10% or more of McGuireWoods LLP

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

	DATE:	FEB 1	2 2019		1 9 1		
Con Application No. (a)		(enter date af	fidavit is notari	ized)			
for Application No. (s):	(enter Co	unty-assigned a	polication num	her(s))			
	(enter co	unty-assigned a	ppineation num	1001 (3))			
PARTNERSHIP NAME &	ADDRESS	: (enter comple	ete name & nu	mber, stree	et, city, s	tate &	zip code)
Westfields Venture, LP c/o Akridge 601 13th Street, NW Sutie 300 N Washington, DC 20005							
(check if applicable) [ ]	The abov	e-listed partners	ship has <u>no lim</u>	ited partne	ers.		
NAMES AND TITLES OF General Partner, Limited P					l, last na	me, an	d title, e.g.,
General Partner:							
Alcion Westfields GP, LLC							
Limited Partner:							
Alcion Westfields Holdings, LLC (1) Alcion Westfields Investors, LLC Alcion Real Estate Partners Strategic Parallel Fund II, L.P. Akridge Administrative Partner, LLC JACo Westfields Investors, LLC							

(check if applicable) [] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

		round tremenment to run r(t	2	
*	DATE:	FEB 1 2 2019		
		(enter date affidavit is notariz	ed)	
for Application No. (s):				
	(enter Co	ounty-assigned application numb	er (s))	
PARTNERSHIP NAME &	ADDRESS	S: (enter complete name & num	ber, street, city	, state & zip code)
(2) Alcion Real Estate Partners Mas One Post Office Square Suite 3150	ter Fund II, L.P	. =		*
Boston MA 02109		3		
(check if applicable) [ ]	The abov	e-listed partnership has no limit	ed partners.	
		TNERS: (enter first name, mid General and Limited Partner)		name, and title, e.g.,
General Partner:				
Alcion Capital II, LP				
Limited Partner:				
(3) Alcion Real Estate Partners     Tax-Exempt Parallel Fund II, LP     (4) Alcion Realte Estate Partners Tax     Parallell Fund II, LP	xable			
(5) Alcion Real Estate Partners II, L	P			
		*		

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

	Ne	Zoning Attachin	tent to Tar. 1(c)		
	DATE:	FEB 1 2	2019		
		(enter date affi	davit is notarized	)	
for Application No. (s):				,	
"	(enter Co	unty-assigned ap	plication number	· (s))	
			21		
PARTNERSHIP NAME &	ADDRESS	: (enter complete	te name & numbe	er, street, city, s	tate & zip code)
(3) Alcion Real Estate Partners Tax- One Post Office Square Suite 3150					1 /
Boston MA 02109					
(check if applicable) [ ]	The above	e-listed partnersh	nip has <u>no limited</u>	partners.	
NAMES AND TITLES OF	THE PAR'	ENERS: (enter	first name middle	e initial last na	me and title e a
General Partner, Limited P				e miniai, iast na	ine, and thie, e.g.,
General Partner:		ne of the entities own			
General Partner.		Title Owner.	1 1076 OF HIOTE OF		
Alcion Capital II, LP	inc	Thie Owner.			
Limited Partner:					
Board of Regents of The University	of				
Arizona State Reitrement System					
Arizona PSPRS Trust					
The University of Chicago					
Casey Family Programs					
TIFF Realty and Resources 2008, LL	.C				
Trustees of Tufts College					
University of Oregon Foundation				41	
Salvation Army - A New York Corpo	oration				
Smithsonian Institution					
The Salvation Army, an Illinois					
Corporation					
LICR Fund, Inc. Soka University of America					
The Seattle Foundation					
University of Louisville Foundation,	Inc				
Sidley Austin Master Pension Trust	me.				
Silicon Valley Community Foundation	on				
Long Term Pool					
Virginia G. Piper Charitable Trust					
Wenner-Gren Foundation for					
Anthropological Research, Inc.					
Kesller Foundation					
Alcion Capital Parallel II, LP					
Highland Street Connection					
Silicon Valley Community Foundation Endowment Pool	on				

(check if applicable) [

There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Dynasty Acquisition Vehicle, L.P. MREP SCIF - INVS Rosa, L.P. MREP SCIF - INVS SEC 4, L.P. Metropolitan Real Estate TPSF Partners,

	DATE:	FEB 1 2 2019			
	-	(enter date affidavit is notarized)	Y		
for Application No. (a)		(enter date arridavit is notarized)	));		
for Application No. (s):		2 2 2			
	(enter Co	ounty-assigned application number	(s))		
PARTNERSHIP NAME &	ADDRESS	S: (enter complete name & number	, street, city, st	ate & zip co	ode)
(4) Alcion Real Estate Partners Taxa		-	, , , , , , , , , , , , , , , , , , , ,		,
One Post Office Square	ole raraner ra	11, 22			
Suite 3150					
Boston MA 02109					
(check if applicable) [ ]	The abov	e-listed partnership has no limited	partners.		
NAMES AND TITLES OF	THE DAD	TNERS: (enter first name, middle	::::	1 (1)	Upporte.
			mitiai, iast nan	ne, and title	, e.g.,
General Partner, Limited I	artner, or	General and Limited Partner)			
General Partner:					
Alcion Capital II, LP					
and the restriction of					
Limited Partner:					
Gresham Real Estate partners III, LP					
SFT Real Estate LLC (2011)		#			
IGXG Management LLC-Series E		(9)			
MF Realty Investmentes LLC					
BBR Real Estate (II), LP					
Ronald Family Trust C					
Frances C. Searle Charitable Trusts					
Partnership John G. Searle Charitable Trust Partr	analsin				
Tower Hill Non Marketable LLC	iersnip				
Verdis Real Estate Master Fund, LLC	•				
Nelson A Rockefeller Ir c/o The A					

None of the entities own 10% or more of the Title Owner.

Valley Spring Mutual Trust LLC

Company

Thomas J. Mizo Trust

(check if applicable) [

There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

	DATE:	FEB 1 2	2019		
		(enter date affiday		-	
for Application No. (s):	(enter Cou	inty-assigned appli	cation number (s))	1,	
PARTNERSHIP NAME & (5) Alcion Real Estate Partners II, LP One Post Office Square Suite 3120 Boston MA 02109		e (enter complete r	name & number, str	eet, city, state	& zip code)
(check if applicable) [ ]	The above	-listed partnership	has no limited part	ners.	
NAMES AND TITLES OF T General Partner, Limited Pa				ial, last name,	and title, e.g.,
General Partner:					
Alcion Capital II, LP					
Limited Partner: Dynasty Acquisition Vehicle, L.P. MREP SCIF - INVS Rosa, L.P. MREP SCIF - INVS SEC4, L.P. Metropolitan Real Estate TPSF Partne	ers.		1000		
L.P.					*
None of the entities own 10% or more the Title Owner.	of				
		*(a			
(check if applicable) [ ]		ore partnership info Attachment to Par	ormation and Par. 1 . 1(c)" form.	(c) is continue	d further on a

	REZONING AFFIDAVIT
	DATE: FEB 1 2 2019
	(enter date affidavit is notarized)
for An	oplication No. (s):
101111	(enter County-assigned application number(s))
1(d).	One of the following boxes <u>must</u> be checked:
	[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:
	Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.
2.	That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.
	EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)
	NONE
	(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

# REZONING AFFIDAVIT

		DATE:	FEB 1	2 2019	12	
			(enter date affida	vit is notarized)	)	
for A	Application No. (s):					
===:		(enter C	County-assigned app	lication number	r(s))	
3.	That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or share of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.					
	EXCEPT AS FOLL	OWS: (NO	OTE: If answer is	none, enter "N	ONE" on line belo	ow.)
	NONE					
	public hear	this applications. See P	ation and before ear. 4 below.)	ach public hear	ring must be disclo	sed prior to the
	(check if applicable)		nere are more discis Rezoning Attachme		ed and Par. 3 is com m.	linued on a
4.	That the informatio and trusts owning 1 PURCHASER, or L and every public her or supplemental info in Paragraph 3 above	0% or more ESSEE* of aring on this ormation, is	e of the APPLICATE of the land have been is matter, I will rendered	ANT, TITLE Con listed and be examine this a or financial re	OWNER, CONTR proken down, and affidavit and proveled the provention of the contraction of	ACT that prior to eac ide any changed
WIT	NESS the following sig	nature:				
	(check one)	Ī	] Applicant		Applicant's Author	rized Agent
			regory A. Riegle, ype or print first na	•	tial, last name, and	title of signee)
Subso	vigina,	ore me this _ County/City	of Fairfax	ebruan 	20 <u>19</u> , in t	he S <del>tate/</del> Comm.
				Mrs	Notary Public	re
Му с	commission expires:	1)		478470	Grace E. Cha	e
FORM	M RZA-1 Updated (7/1/06)				Commonwealth of V Notary Public Commission No. 71 My Commission Expires 5	irginia 72971